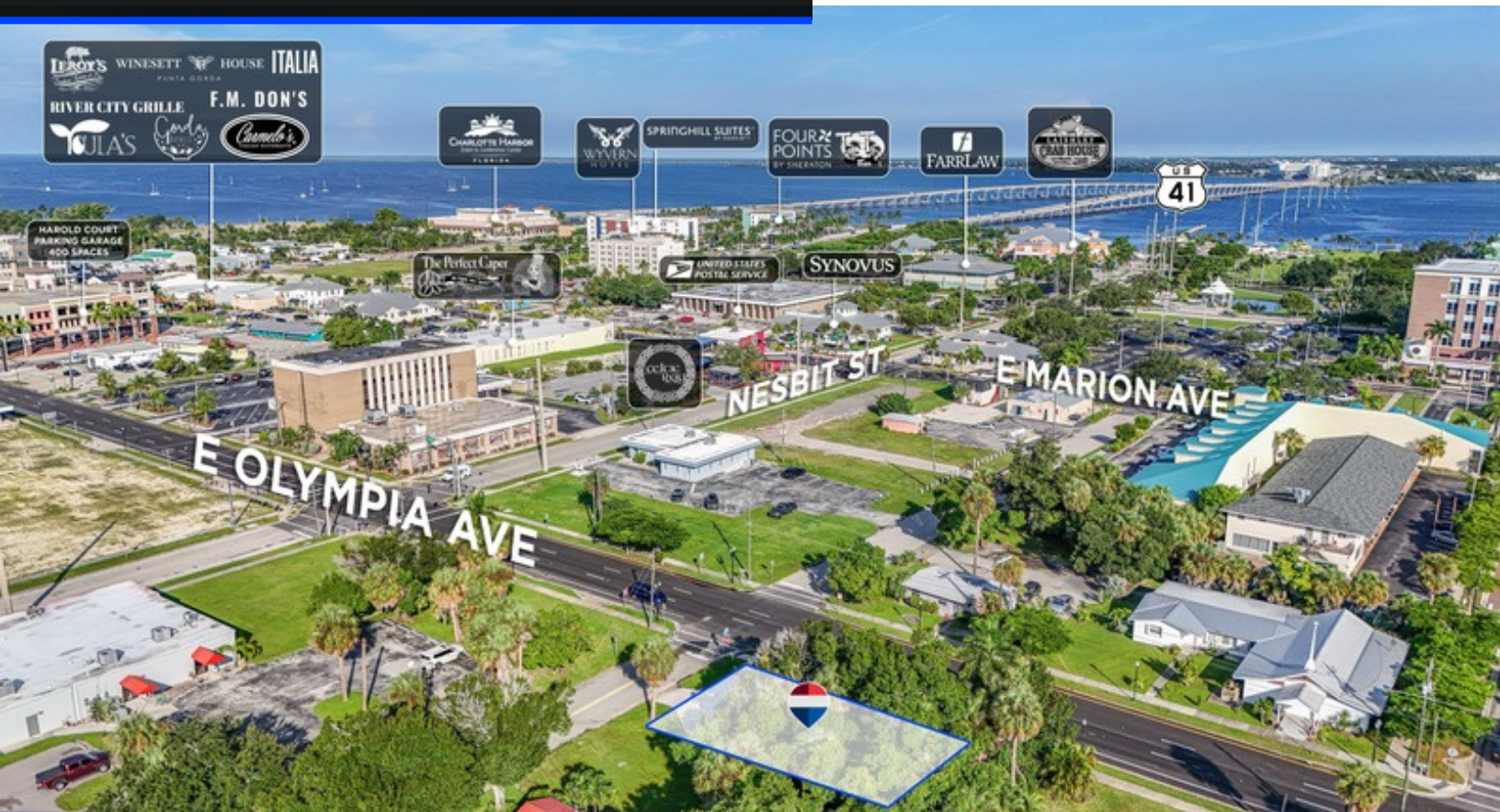


DOWNTOWN FREE-STANDING RETAIL/OFFICE

251 E OLYMPIA AVE, PUNTA GORDA, FL 33950



FOR SALE \$349,900



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PROPERTY SUMMARY



METRICS

ASKING PRICE:	\$349,900
LAND SIZE	0.11 ACRE
AVAILABLE SF:	1,238 SF
TYPE:	OFFICE/RETAIL

PROPERTY HIGHLIGHTS

- Approximately 92 feet of frontage on E Olympia Avenue
- City Center zoning
- Concrete block construction
- Built in 1966
- New HVAC in Unit A, installed 2026
- Large storefront windows with excellent natural light
- Open gallery/showroom-style floor plan
- Kitchenette and rear storage/private area
- Dedicated on-site parking plus nearby street parking
- Rear access
- Building signage opportunity
- City water and sewer
- Existing month-to-month tenant willing to remain
- Potential for future redevelopment or expansion, subject to City approvals
- Walkable to Downtown Punta Gorda restaurants, businesses, hotels, and waterfront amenities
- Easy access to US 41, US 17, I-75, and Punta Gorda Airport

PROPERTY DESCRIPTION

251 E Olympia Avenue is a freestanding 1,238± SF commercial building positioned on a highly visible corner in Downtown Punta Gorda. The concrete block building consists of two commercial spaces, offering flexibility for an owner-user, investor, or combination of both. Unit A features an open gallery-style layout with large storefront windows, abundant natural light, a separate work area, rear storage/private space, kitchenette, and restroom with shower. Unit B offers a wide-open rectangular layout with a restroom in the rear, making it well suited for office, retail, studio, service, or other commercial use.

The property sits on approximately 0.11 acres with roughly 92 feet of frontage along E Olympia Avenue, dedicated on-site parking, additional nearby street parking, building signage, and rear access. A new HVAC system was installed in 2026 for Unit A, while Unit B is served by a window unit. The property currently has a month-to-month bail bonds tenant who is willing to remain, giving a buyer the option for immediate rental income while occupying or repositioning the remainder of the building.

Its downtown location and City Center zoning create an additional long-term opportunity beyond the existing improvements. The City of Punta Gorda has specifically identified East Downtown Olympia Avenue in its broader planning efforts for potential redevelopment and infill, making the property appealing to buyers looking for both current utility and future development potential. Any intended use or redevelopment should be independently verified with the City of Punta Gorda.



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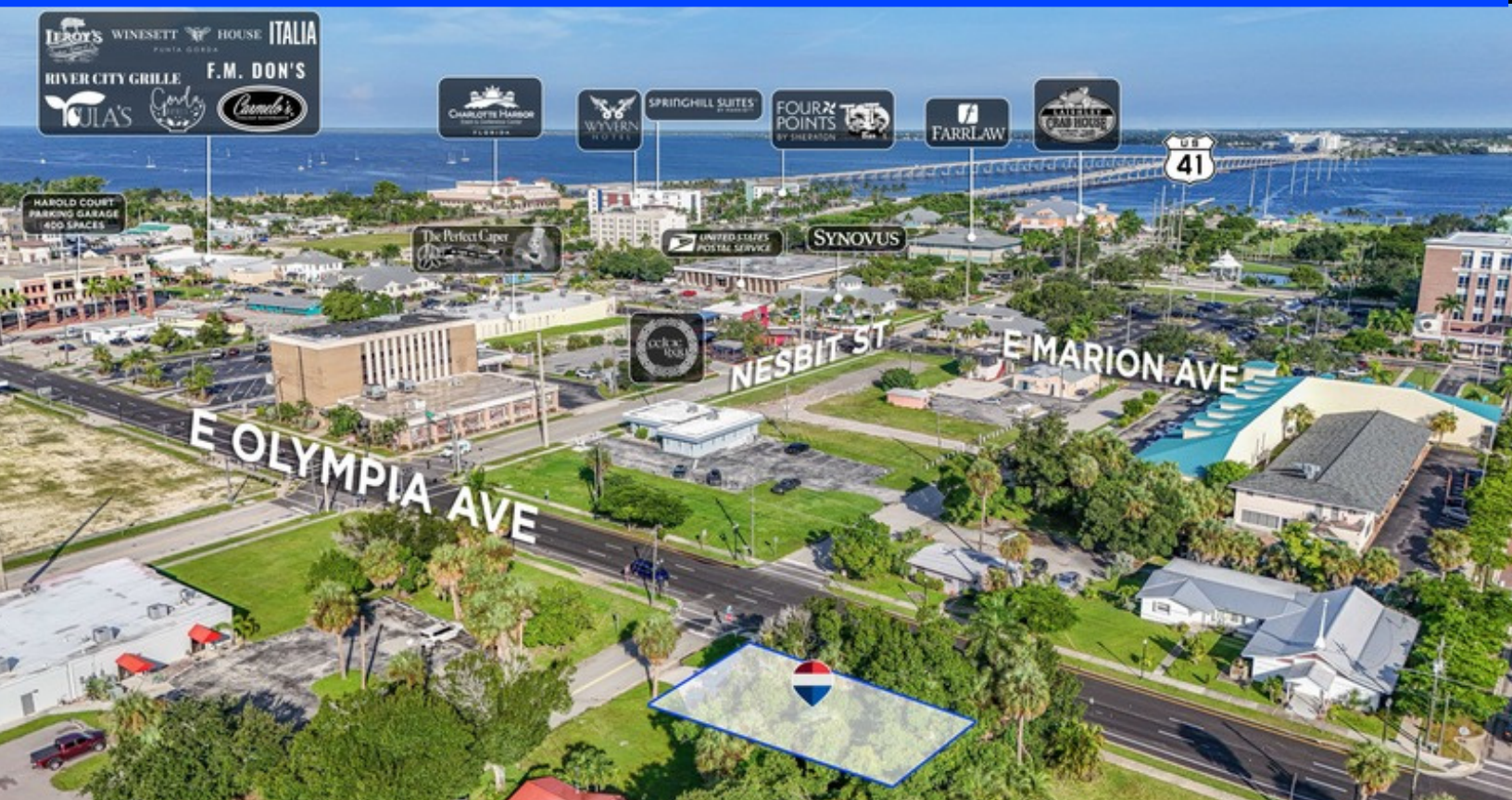
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PROPERTY OUTLINE



DOWNTOWN PROXIMITY MAP



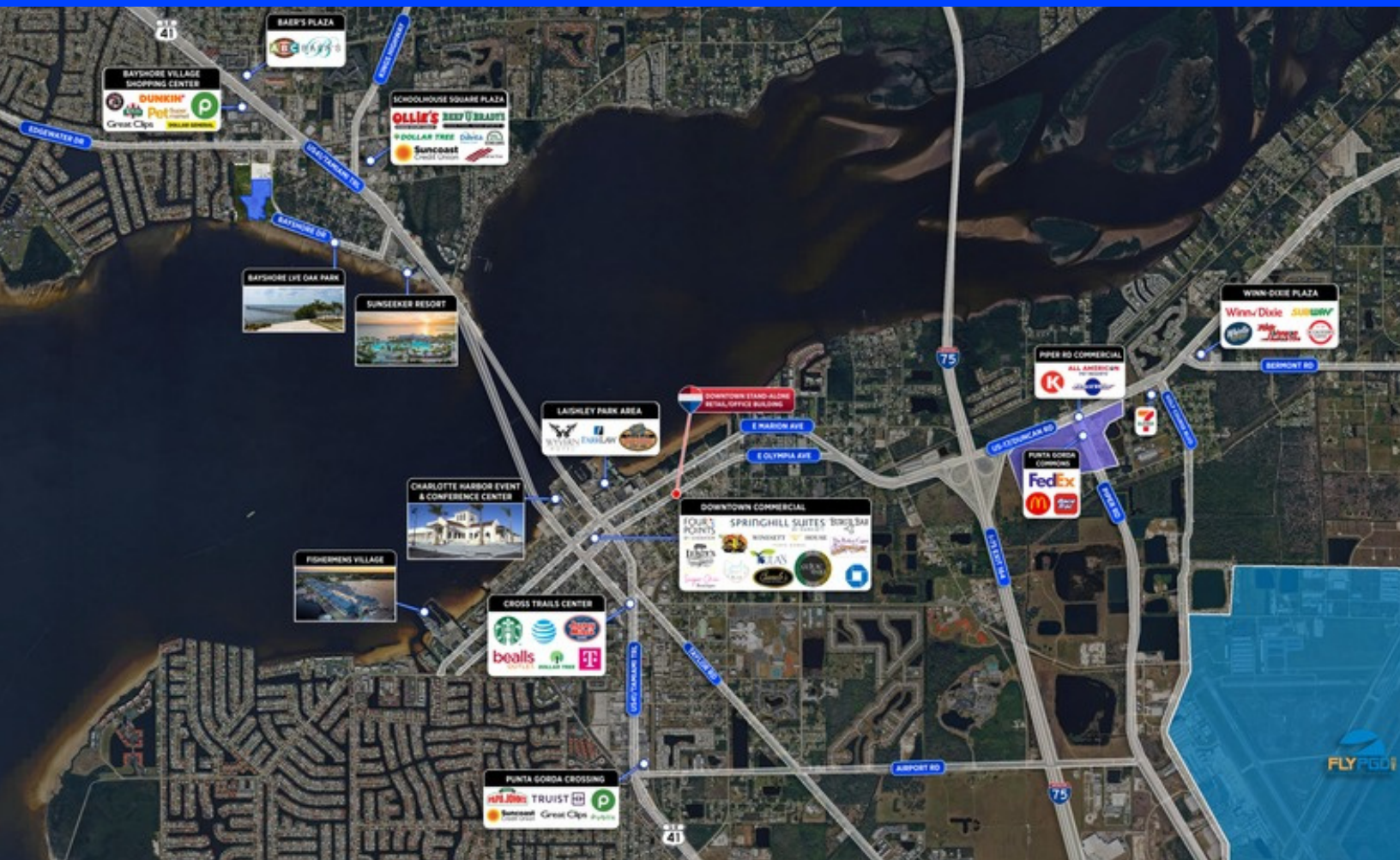
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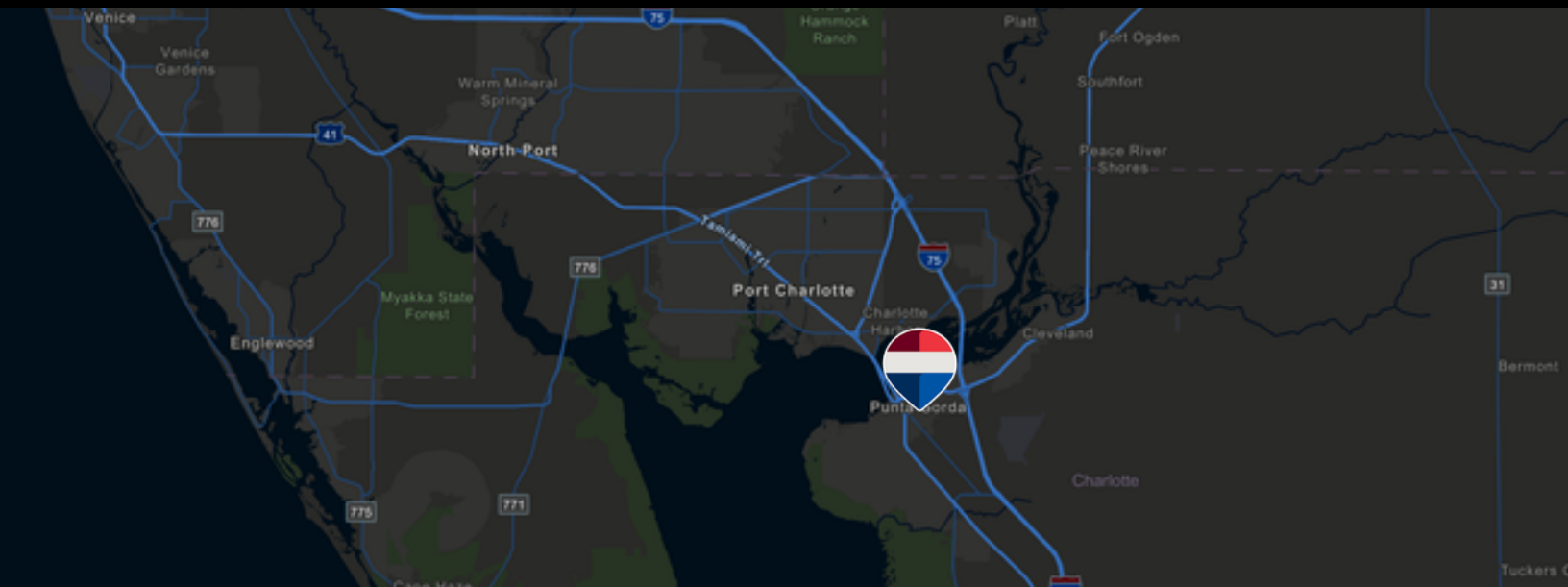
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LOCAL MAP



REGIONAL LOCATION MAP



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