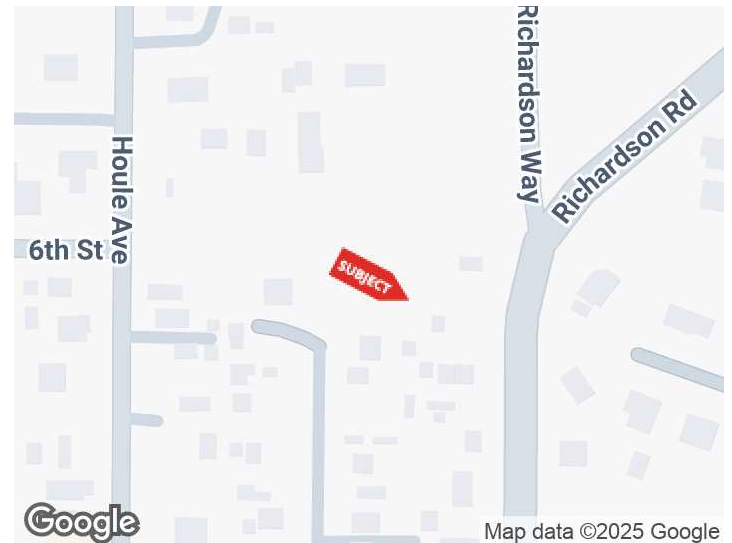


MULTI-FAMILY OPPORTUNITY

519 RICHARDSON WAY
SARASOTA, FLORIDA 34232

PROPERTY HIGHLIGHTS

- Opportunity for multi-family or up to 3 homes
- Dual access from Avant Ave and Richardson Way
- RC Zoning may allow for both office and residential use
- 0.79 acres with two parcels included
- County Water



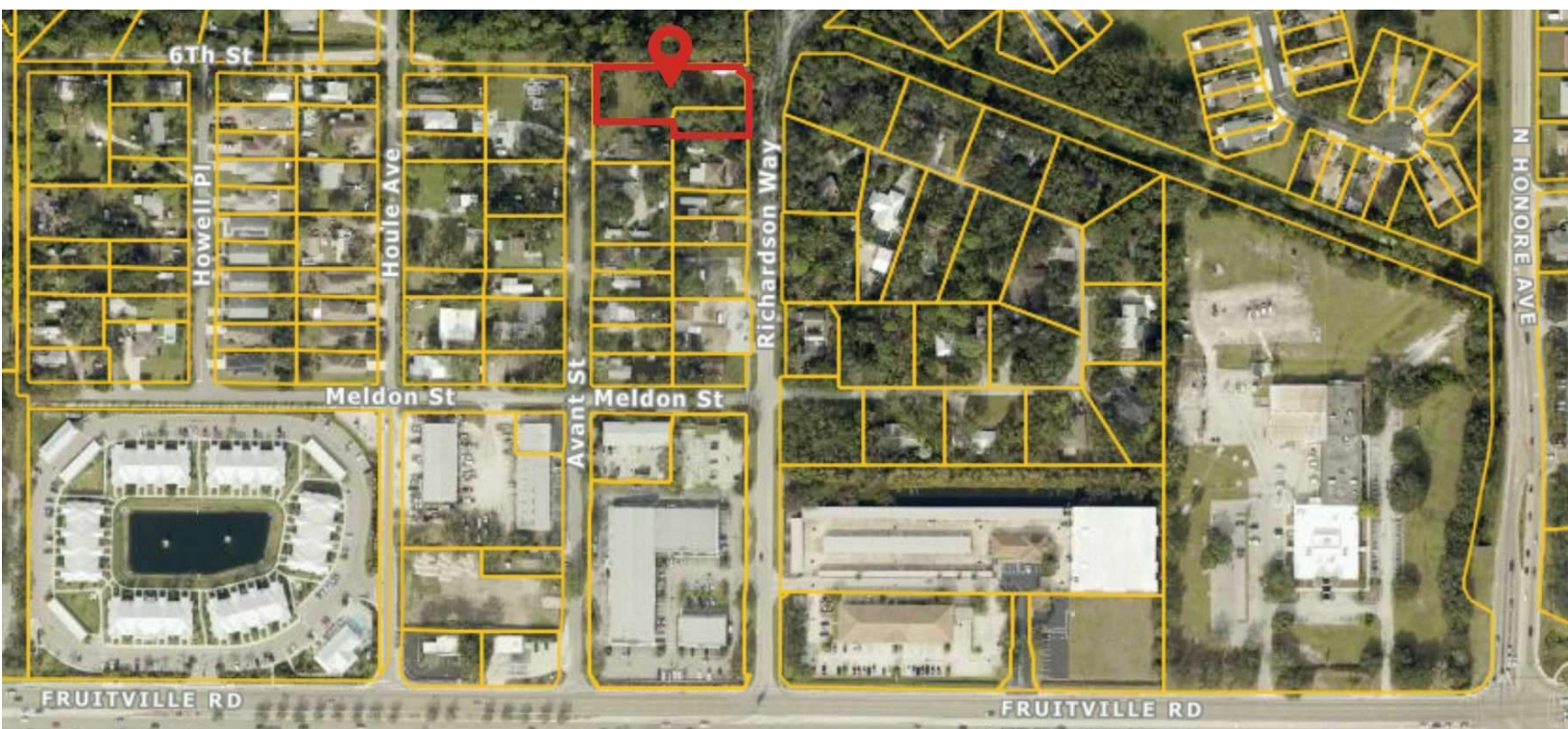
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	221	768	3,697
Total Population	512	1,744	8,112
Average HH Income	\$95,659	\$97,927	\$97,902

For More Information

MARCIA CUTTLER

Agent/Associate
941 923 0535 x308
marcia@americanpropertygroup.com

SARASOTA, FL 34232



OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	0.79 Acres
Price / Acre:	\$601,266
Zoning:	RC - Residential Combination

PROPERTY OVERVIEW

American Property group of Sarasota presents 519 Richardson Way, Sarasota:

Property Type: Residential Combination Land for Sale

Property Size: 0.79 Acres (2 Lots)

A great opportunity for a builder, investor, or homeowner looking to design their perfect residence! This unique property, totaling 0.79 acres, includes two parcels (PID 0044100086 and PID 0044100010). The land offers dual access from Avant Ave on the west side and Richardson Way on the east side.

While the 739 sq. ft. house on the property has already been gutted and is not livable, the land's potential is significant. With Sarasota County RC Zoning (Residential Combination), you may have the option to build an office and a residence on these lots and/or Duplexes.

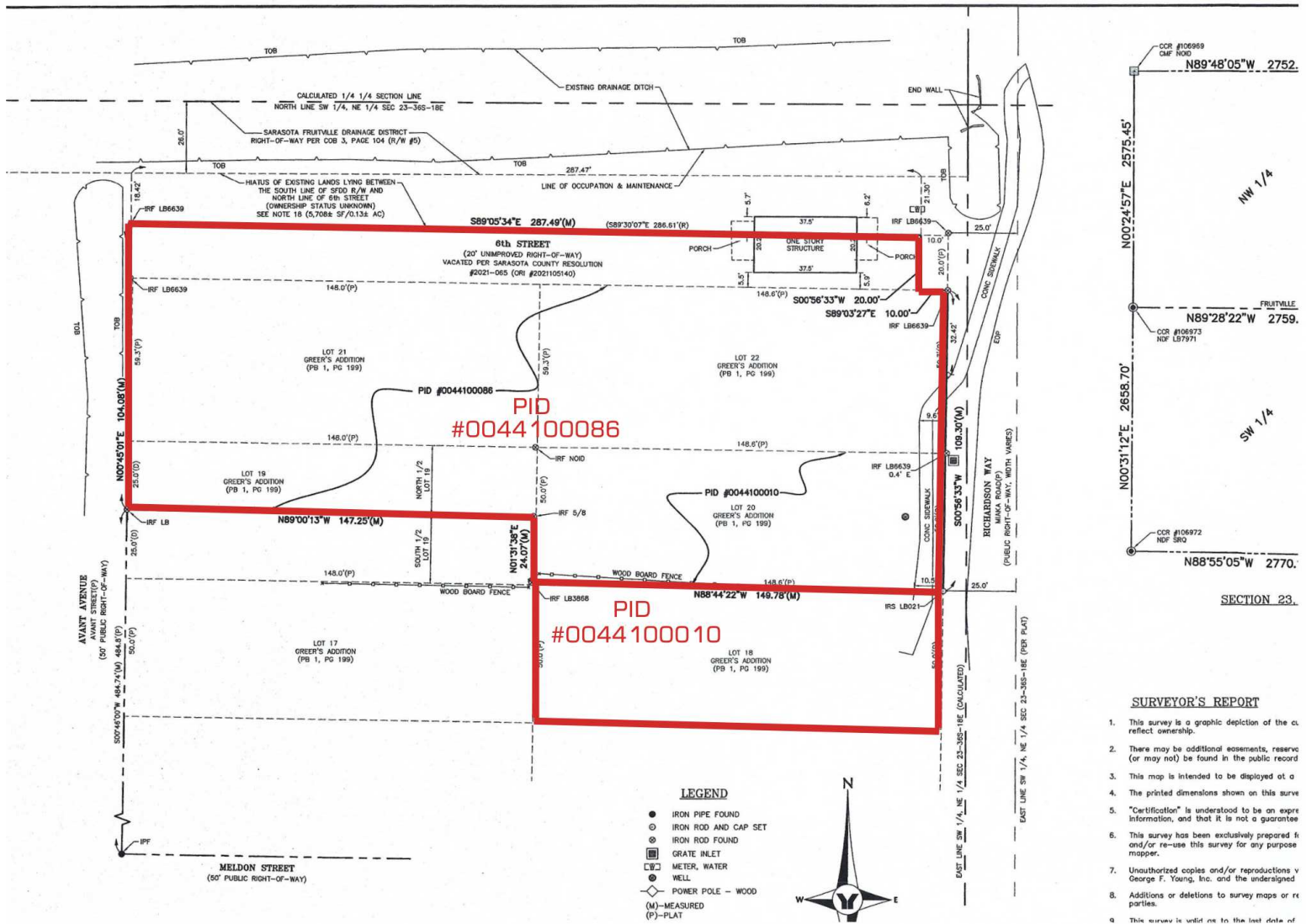
Visit us online at AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 at your convenience.

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OF SARASOTA, INC.

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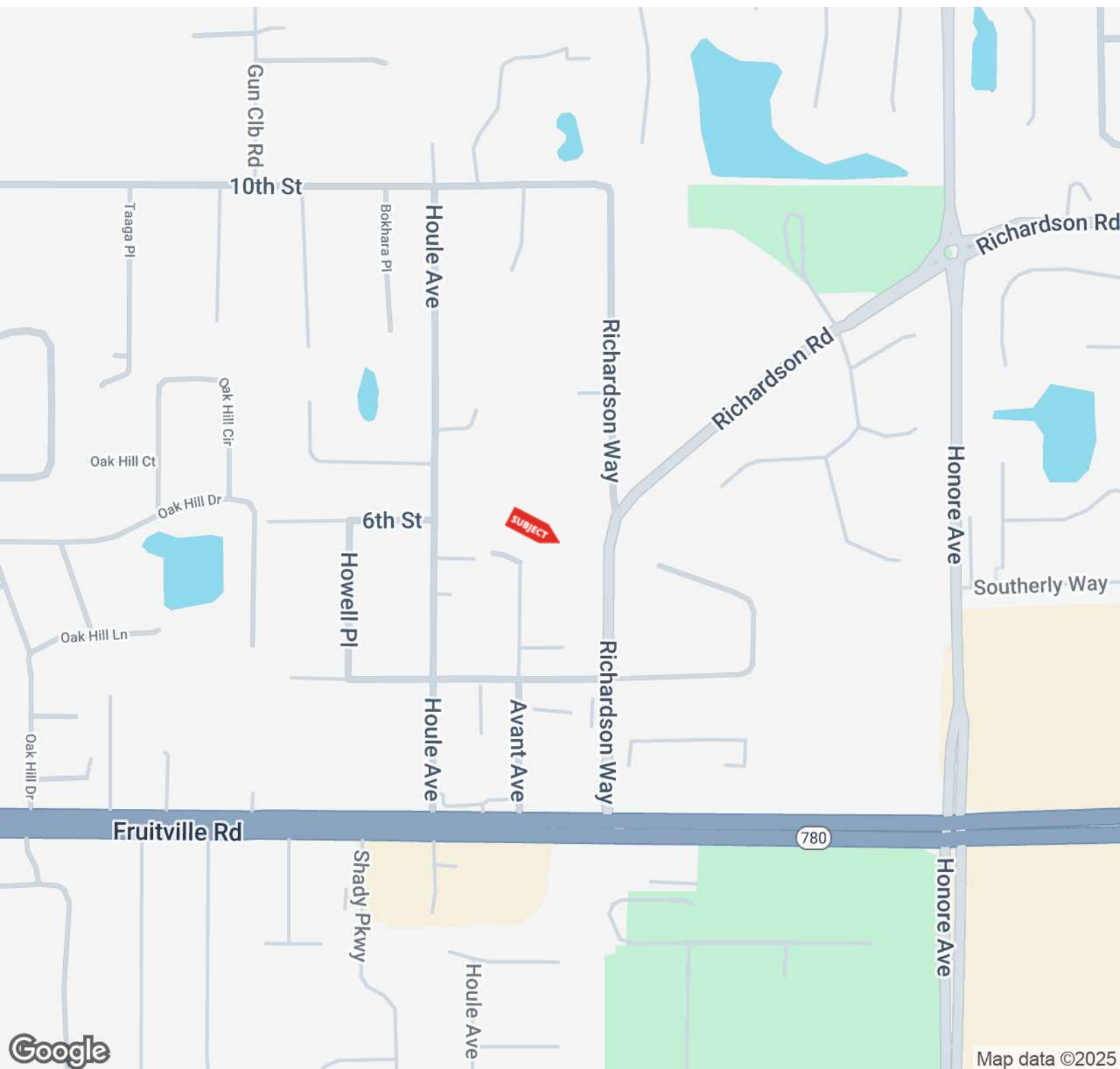
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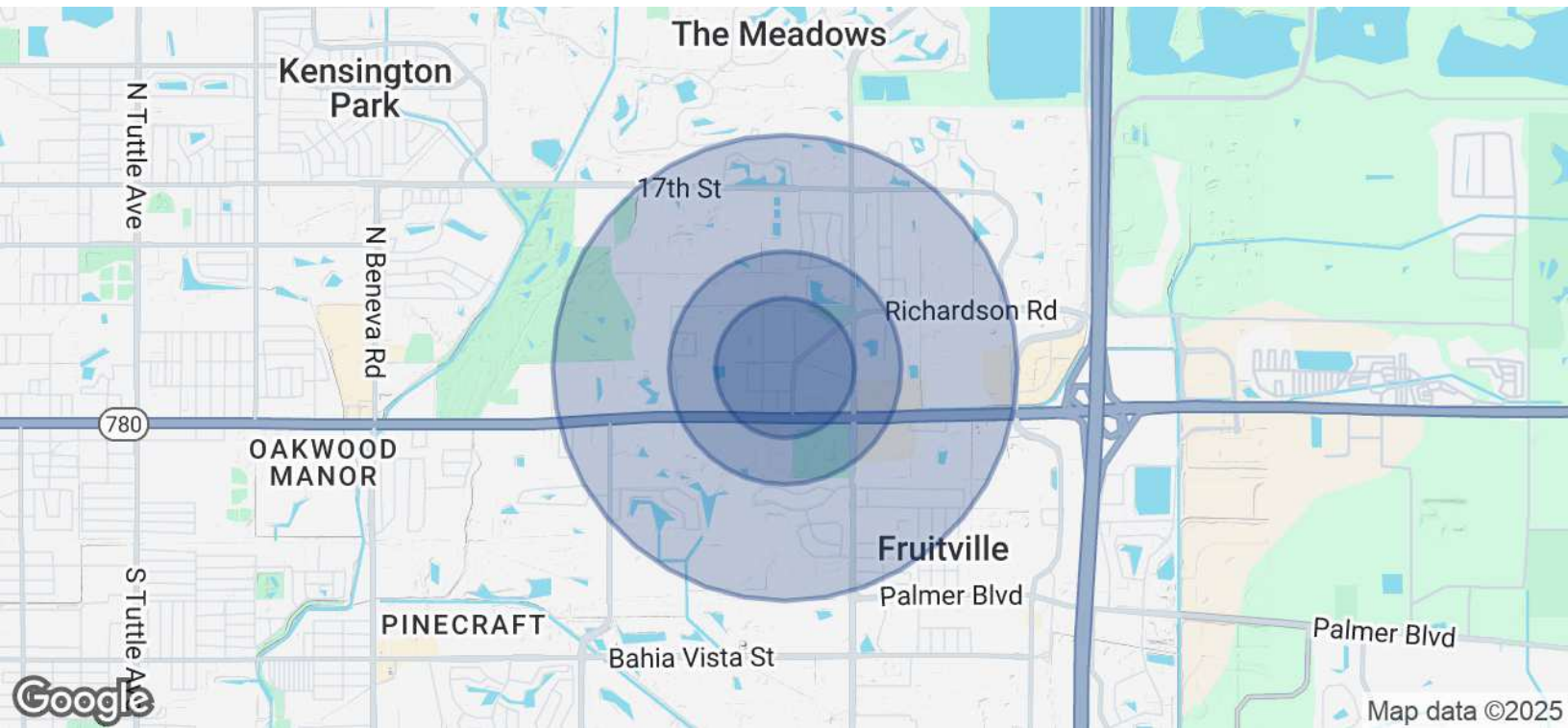


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	512	1,744	8,112
Average Age	45	46	48
Average Age (Male)	45	45	46
Average Age (Female)	46	47	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	221	768	3,697
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$95,659	\$97,927	\$97,902
Average House Value	\$390,553	\$403,425	\$407,815

Demographics data derived from AlphaMap

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