

FOR SALE

3900 Clark Rd #3 & #4

Sarasota, FL



JASON D'AGOSTINO
JASON@DAGREALTORS.COM
941.685.1228

KEN D'AGOSTINO
KEN@DAGREALTORS.COM
941.320.0044

\$649,000
MEDICAL OFFICE CONDO

2,184 SF

preferred
SHORE
COMMERCIAL
REAL ESTATE

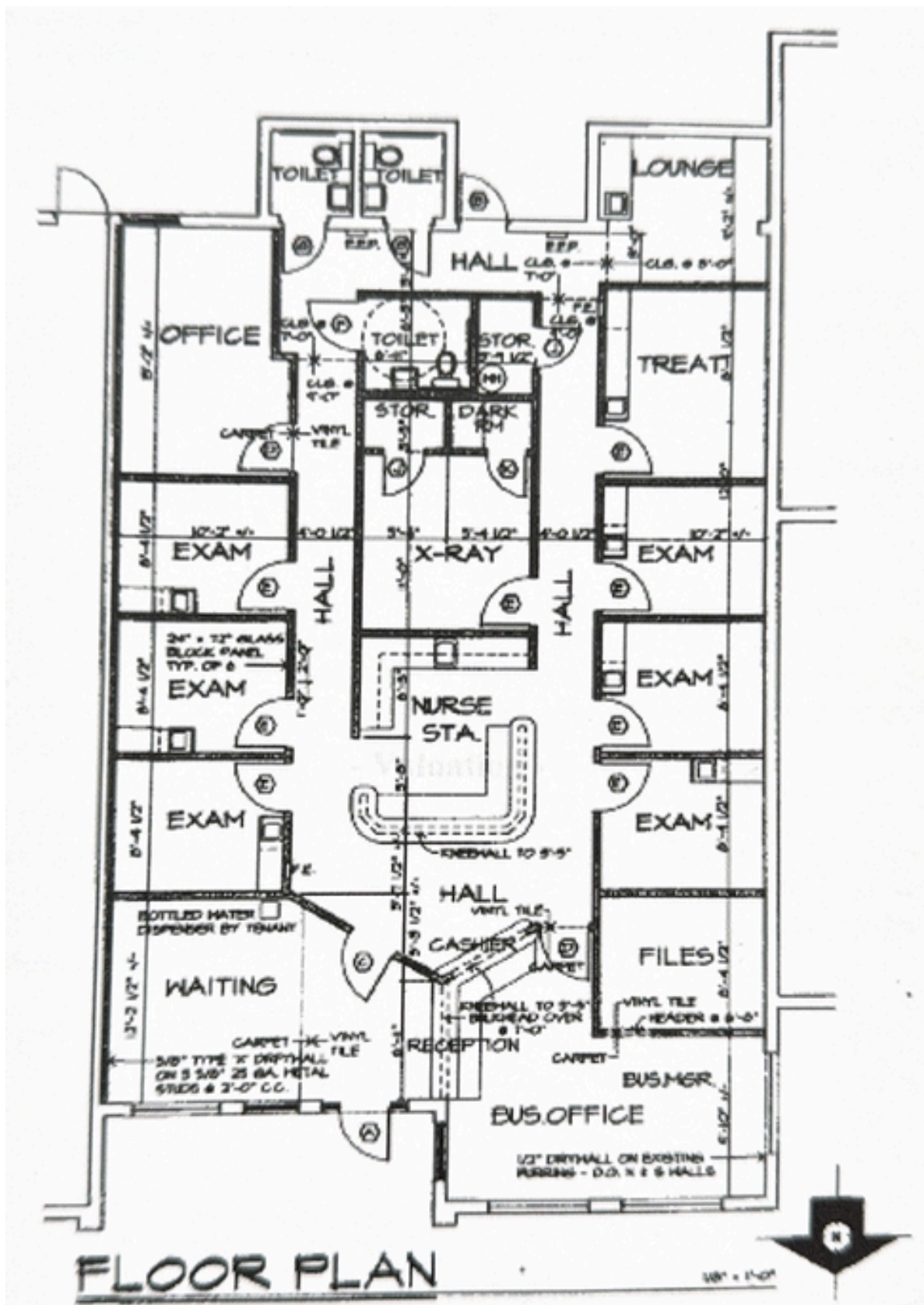


EXECUTIVE SUMMARY

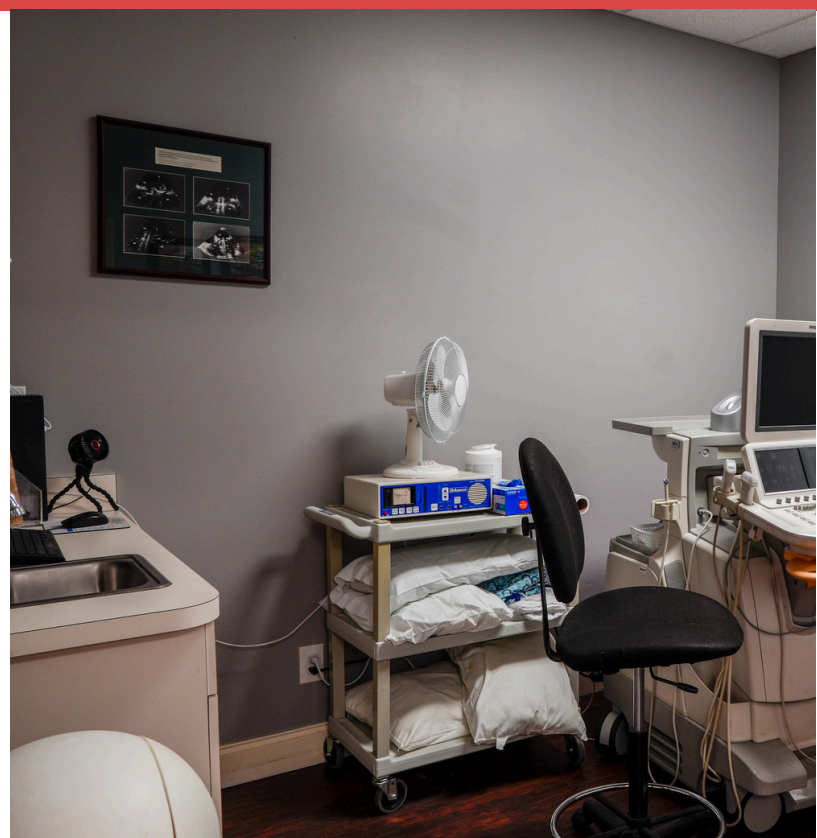


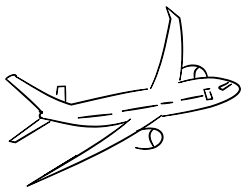
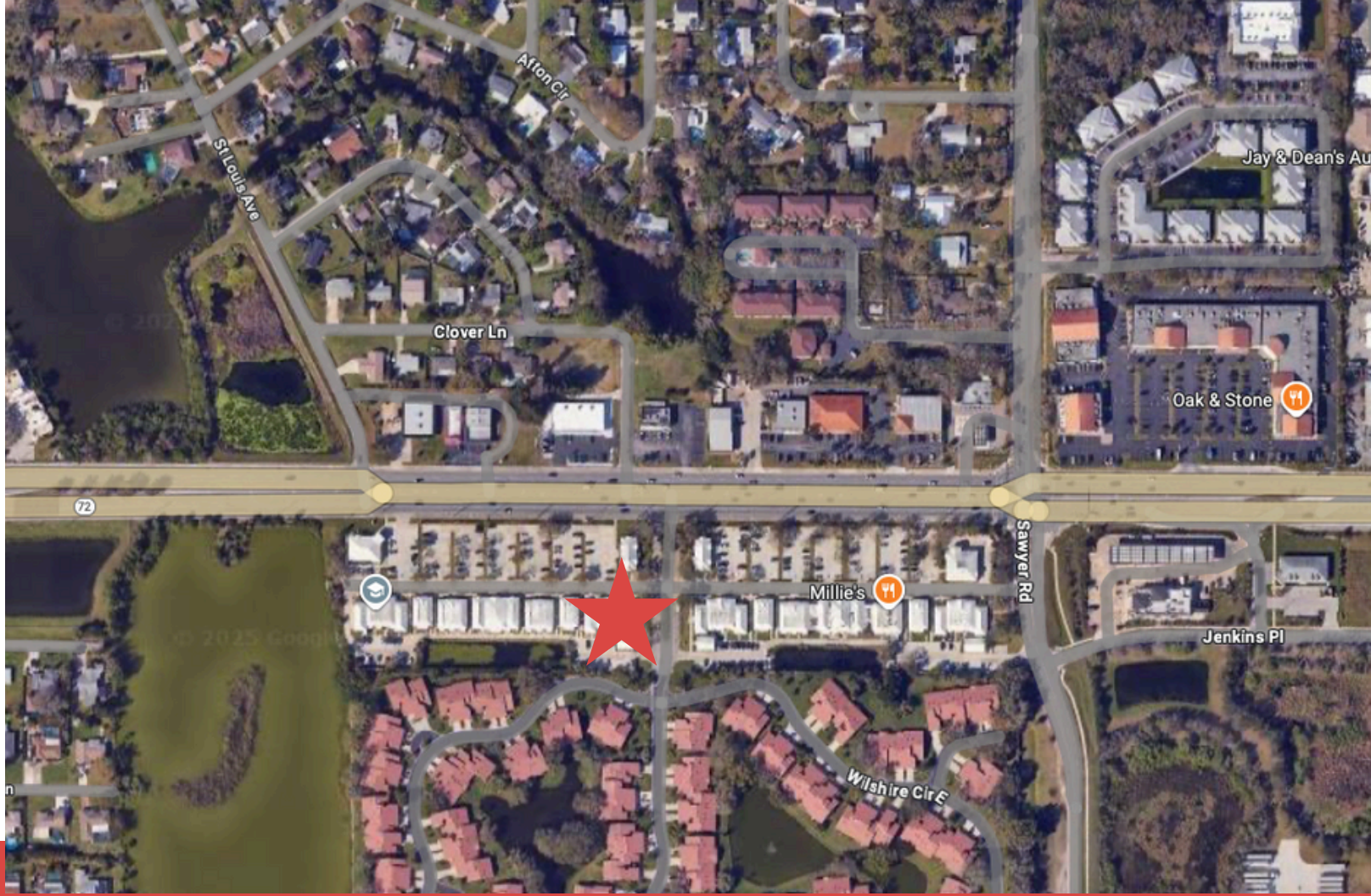
- Medical Office with Frontage & Signage on Clark Road
- Minimal Owner Responsibility
- 3 Restrooms inside Unit
- Kitchenette
- Water to Most Exam rooms
- Lead X Ray Room
- 11 Private Offices
- Two entrances (front and rear)
- Two separate Tax ID's
- Monthly Condo Fees: \$1,394

FLOOR PLAN



UNIT INTERIOR





TRAVEL

- **3.2 Miles to Siesta Key Beach**
- **2.7 Miles to I-75 @ Clark Rd**
- **7.7 Miles to Downtown Sarasota**
- **12 Miles to SRQ Airport**
- **68 Miles to TPA Airport**

ABOUT THE AREA

Located in the Lakeshore Village Merchants Condo Association, just west of the Sawyer Rd Intersection, this is a great central location for easy access to Sarasota and Manatee. Building has great visibility from Clark Rd. Nearby occupants include Publix, Oak & Stone, and Harbor Freight.

preferred
SHORE
COMMERCIAL
REAL ESTATE

JASON D'AGOSTINO
JASON@PREFERREDSHORE.COM
941.685.1228

KEN D'AGOSTINO
KEN@DAGREALTORS.COM
941.320.0044



Preferred SHORE Commercial
50 S Lemon #302
Sarasota, FL 34236
Licensed Real Estate Broker

