

For Sale

836 SUNSET LAKE BLVD #101 BLDG A

836 Sunset Lake Boulevard Suite 101 Bldg A, Venice, FL 34292



OFFERING SUMMARY

Sale Price:	\$1,654,000
Building Size:	26,147 SF
Available SF:	5252
Price / SF:	\$315.00
Year Built:	2002
Zoning:	OPI

PROPERTY OVERVIEW

This prime 1st floor medical suite offers an excellent opportunity for healthcare professionals to establish or expand their practices near Sarasota Memorial Hospital in Venice. Situated just off Jacaranda Blvd, with ample parking available.

For Sale or Lease

Currently occupied by an oncology practice. Easily adaptable for other disciplines including ortho, PT, cardio, gastro, etc.

6 exam rooms w/ water,

24 chair infusion area which could be redesigned into additional exam rms, PT area, procedure or surgery suites, etc.

Lab area w/ a vented hood.

Blood draw area

3 provider offices

1 Nurse Practitioner work area

Nurse Station

1 office manager office

1 (2) staff business office

General Office Area

35 chair waiting area

Storage Room

(4) Bathrooms

JOE C. HEMBREE, CCIM

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MICHAEL HOLLANDER

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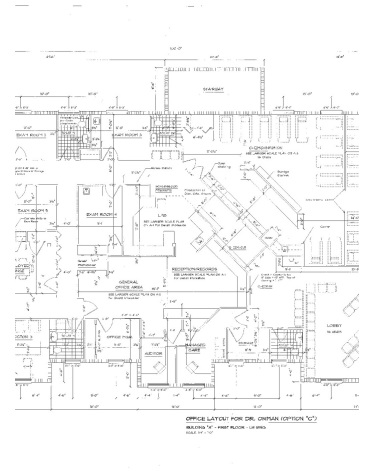
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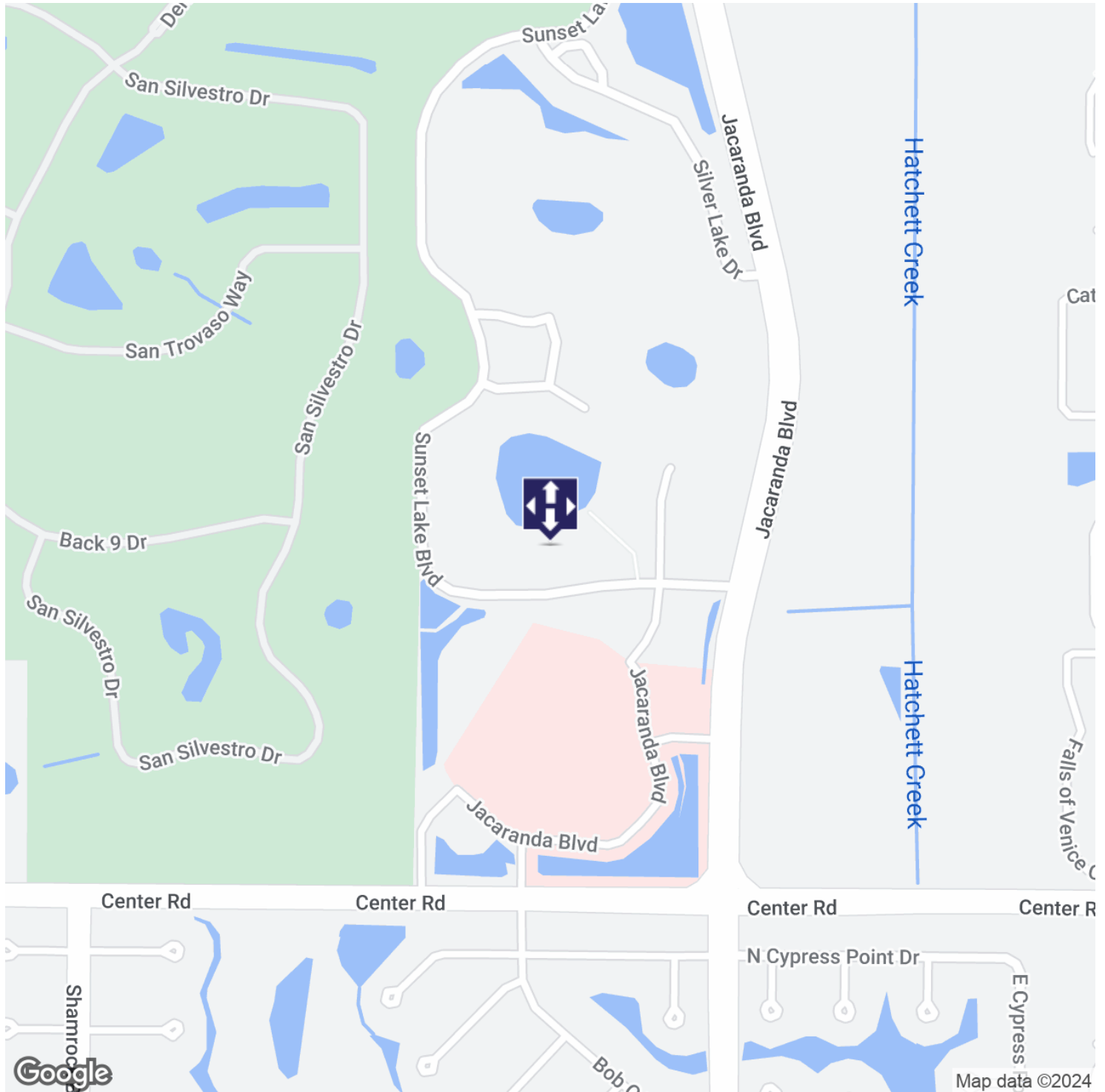
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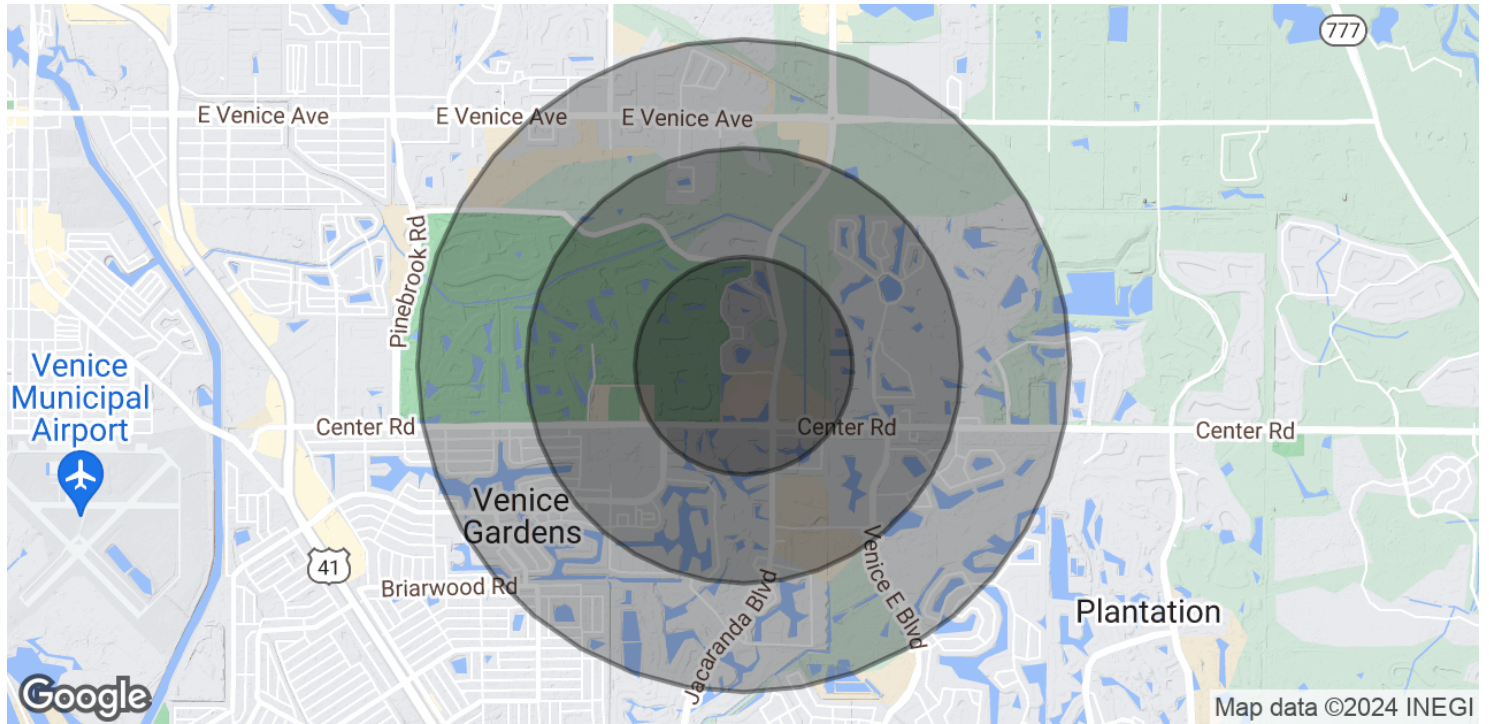
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,755	6,306	13,242
Average Age	69	66	64
Average Age (Male)	68	65	63
Average Age (Female)	70	67	65

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	880	3,239	6,668
# of Persons per HH	2	1.9	2
Average HH Income	\$104,694	\$103,875	\$105,094
Average House Value	\$415,302	\$425,252	\$427,918

Demographics data derived from AlphaMap

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