



Sale Price	<b>\$400,000</b>
------------	------------------

**PROPERTY INFORMATION**

Property Type	Office
Property Subtype	Office Building
Zoning	CG - COMMERCIAL, GENERAL
Lot Size	2,000 SF
APN #	Sarasota County PID 0496161002, 0496161003, 0496161004

**LOCATION INFORMATION**

Building Name	406 N Indiana Ave Englewood FL
Street Address	406 North Indiana Avenue Suite 3 & 4
City, State, Zip	Englewood, FL 34223
County	Sarasota

**PARKING & TRANSPORTATION**

**UTILITIES & AMENITIES**

**BUILDING INFORMATION**

Building Size	5,500 SF
Building Class	C
Occupancy %	33.0%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	1,000 SF
Year Built	1984
Year Last Renovated	2004

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Commercial Condo Investment Property/Owner User for Sale and Lease - 2 Units for Sale. Each unit is 1000 sf each. A total of 2 units 2000 sf. Both currently leased option to use one for owner/user. Newly remodeled with a new roof/soffit/facial/gutters with warranties, new signage, and updated plumbing. The condos are units 3 and 4 of the Plaza with ample parking on site. Located on the north side (Sarasota County) of Englewood on the main state route 776. This is a nice area for medical/office/retail in a beach front community. The original plat of Englewood was recorded and filed on August 17, 1896. The home lots were 1-acre, and the grove lots—likely intended for citrus—were 10 acres. The area was developed by three brothers, and the name Englewood came from their hometown, Englewood, Chicago. Some streets, such as Dearborn, Harvard, and Yale, are named after those in Chicago. Englewood has a private utility company, the Englewood Water District, and the Englewood Fire District that serves the community. Popular entertainment includes the beach, restaurants, and a small shopping district located primarily along Dearborn Street. This is a superb investment opportunity. Contact Tammy Shaw for lease details at 941-769-2222.

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

3 | 1605 Main Street, Suite 500, Sarasota, FL 34236 • 941.957.3730 • www.MSCcommercial.com

### OFFERING SUMMARY

Sale Price:	\$400,000
Number of Units:	3
Lot Size:	2,000 SF
Building Size:	5,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	191	694	2,826
Total Population	361	1,277	5,193
Average HH Income	\$65,949	\$65,983	\$73,341

**MSC** | COMMERCIAL  
REAL ESTATE



**PROPERTY HIGHLIGHTS**

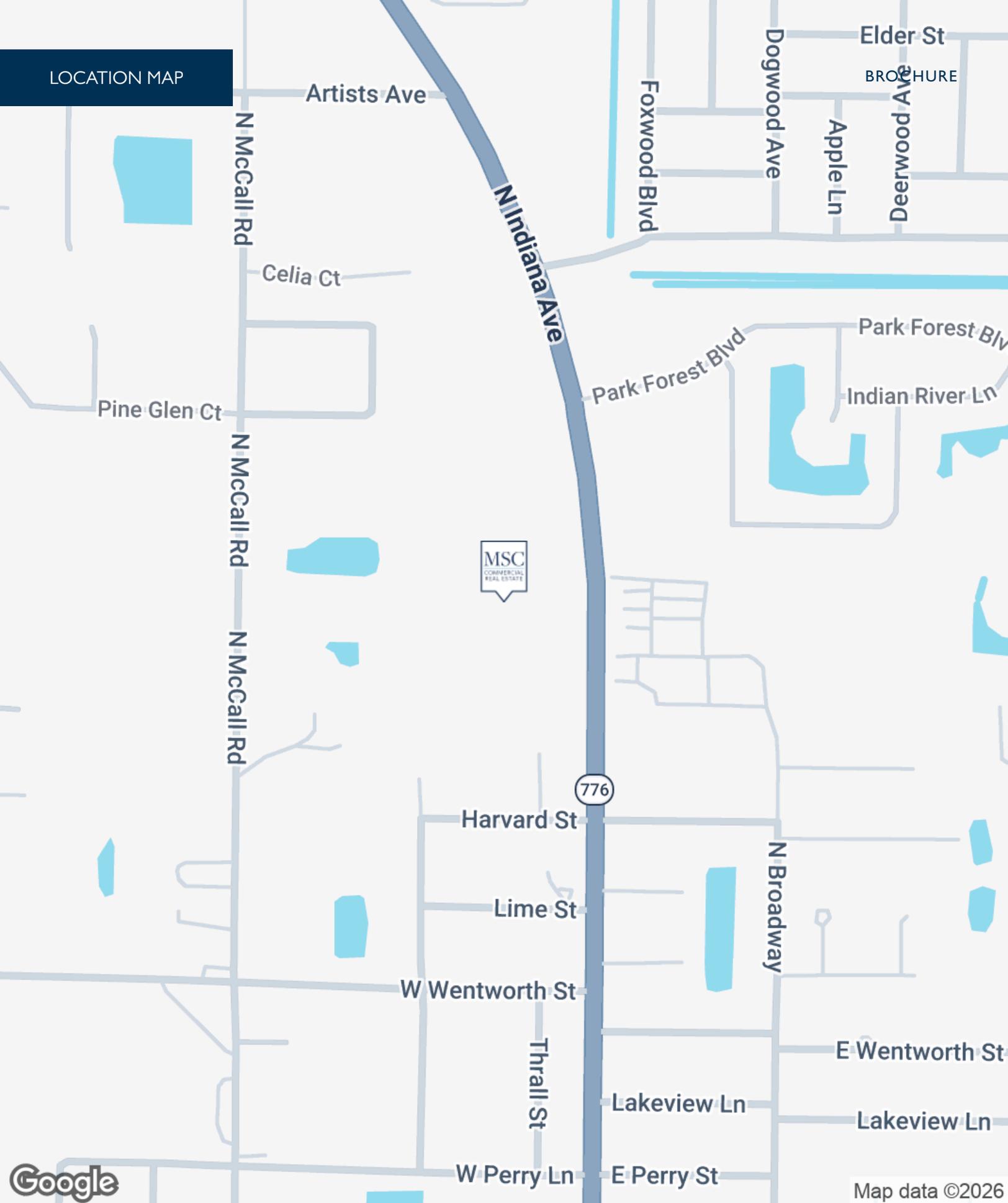
- Only 2 units left for sale both are fully leased
- 2 units for Sale 2000 sf or sold individually at 1000 sf each.
- Building in good condition new roof/soffit/facia/gutters with updated plumbing, signage, etc.
- Ample parking, new resurfacing and stripping.
- Location is good on main route 776 with adequate ingress/egress.
- Income from both units, one unit has owner/user option.



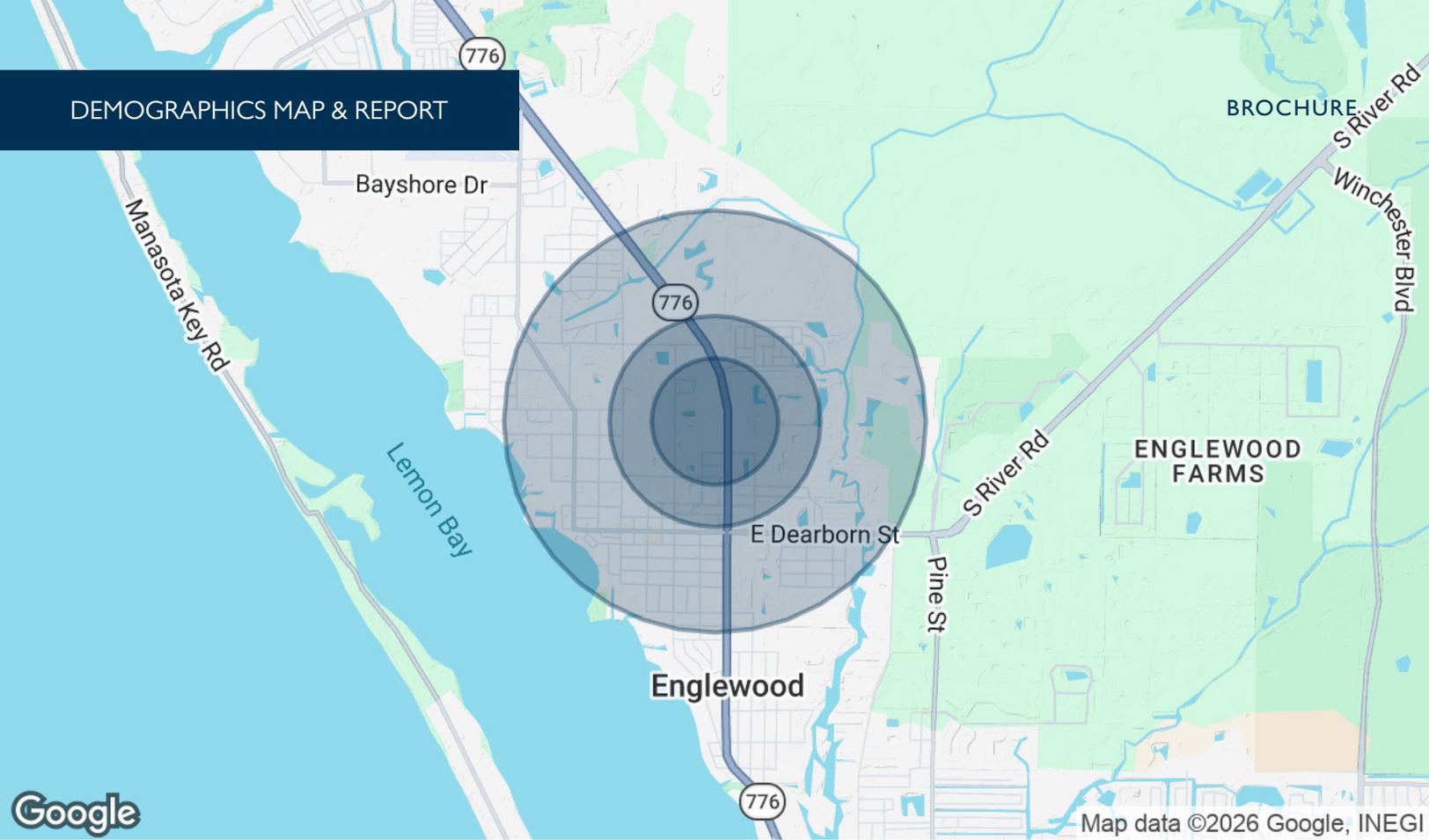
ADDITIONAL PHOTOS



LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	361	1,277	5,193
Average Age	60	62	62
Average Age (Male)	59	61	61
Average Age (Female)	60	62	63
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	191	694	2,826
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$65,949	\$65,983	\$73,341
Average House Value	\$355,893	\$351,875	\$385,018

Demographics data derived from AlphaMap



Imagery ©2026 Airbus, Maxar Technologies



### TAMMY SHAW

Senior Commercial Advisor | Broker Associate

TammyShaw@msccommercial.com

Direct: 941.769.2222 | Cell: 941.769.2222

FL #BK3336061

### PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

- \* To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.
- \* To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.
- \* To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.
- \* To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

### EDUCATION

Broker Real Estate License Florida

Certified Commercial Investment Member CCIM Completed courses:

Commercial Real Estate Negotiations

Financial Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

User Decision Analysis for Commercial Investment Real Estate

Market Analysis for Commercial Investment Real Estate

**MSC Commercial**  
1605 Main Street Suite 500  
Sarasota, FL 34236  
941.957.3730



## COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.