



# THE MULTIFAMILY FIRM™

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## Price Reduction!



**23-Unit Potential Apartment Conversion in Nokomis, FL**



**\$3,250,000  
LIST PRICE**



**23  
UNITS**



**BUILT IN  
1957**



**NOKOMIS, FL  
SARASOTA COUNTY**



**MASONRY  
CONSTRUCTION**

**ACCESS OFFERING MEMORANDUM AT [MULTIFAMILYFIRM.COM](https://www.MultifamilyFirm.com)**

Venice  
*"On the Island"*

Intracoastal Waterway

Gulf of Mexico

New Hilton Home2 Suites

Albee Rd W  
to Nokomis Public Beach

New Wawa

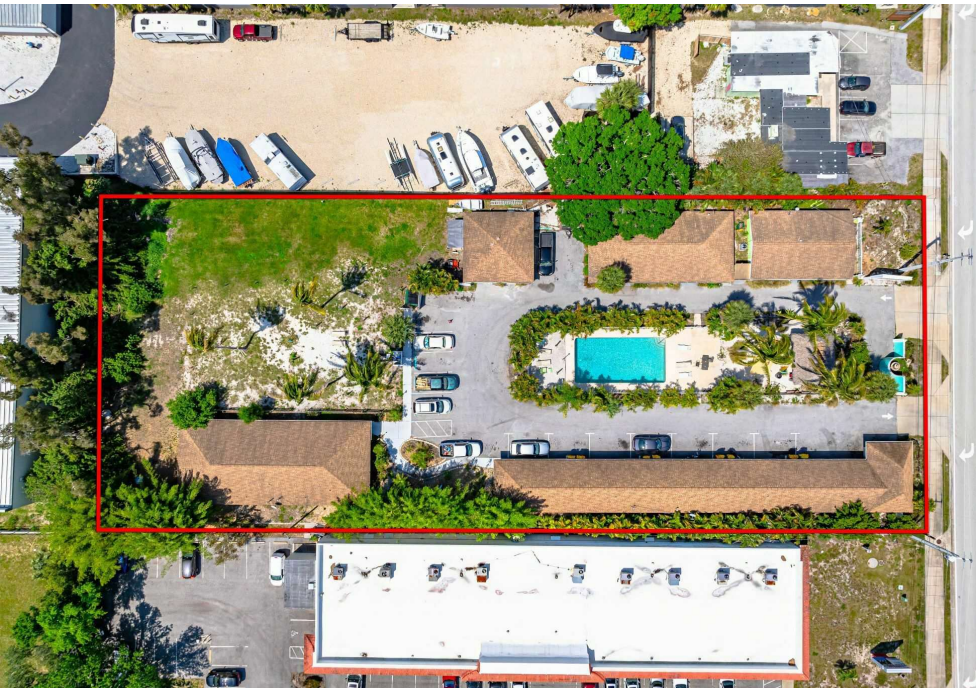
New Holiday Inn Express

New Woodie's Wash Shack

Tamiami Trail / Route 41



## PROPERTY HIGHLIGHTS



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- Potential Apartment Conversion Opportunity w/ Kitchenettes in Select Units & Full Kitchen in 2/1.5 Unit
- Massive Value-Add Opportunity Consisting of 23-Units, in 5 Buildings, on 1 Parcel Totaling 1.21 Acres
- Acquired for Conversion into a Mental Health Facility & Now Running as a Limited Operation Boutique Motel
- Rock-Solid Masonry Construction w/ Updated PVC Plumbing Throughout (2016)
- Extensive Interior / Exterior Property Improvements Completed in 2016 & 2019
- Large Space on North-West Portion of the Parcel for Additional Parking and/or Common Area Amenities
- Highly Favorable Commercial General (CG) Zoning Allowing for a Diverse Range of Re-Development Opportunities
- Direct Frontage on Route 41/Tamiami Trail w/ an Annual Average Daily Traffic of 46,000
- Ideally Positioned Within 3-Mins of the Beach & NOT in a Flood Zone (Zone X)
- Situated just North of Albee Rd / Route 41 Corner, Filled with All New Developments (Hilton Home2 Suites, Wawa, Holiday Inn Express & Woodies Wash Shack)
- Within 3-Minutes of Nokomis Publix Beach at the South End of the Prominent Casey Key
- Sizable In-Ground Pool Surrounded w/ Lush Tropical Landscape, Sandy Beach Area, Hammocks & Tiki Hut





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# Nokomis Inn & Suites

119 N Tamiami Trl Nokomis, FL 34275

View Offering Memorandum w/ details at  
[MultifamilyFirm.com](https://www.MultifamilyFirm.com)

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