

**C7482016 2715 TAMIAMI TRL, PORT CHARLOTTE, FL 33952**



**County:** Charlotte  
**Legal Subdivision Name:** PORT CHARLOTTE SEC 018  
**Property Style:** Retail  
**Ownership:** Partnership  
**Year Built:** 1978  
**Flex Space SqFt:**  
**Office Retail Space SqFt:**

**Status:** Active  
**List Price:** \$649,990  
**LP/SqFt:** \$270.83  
**Special Sale:** None  
**ADOM:** 12 **CDOM:** 12  
**Heated Area:** 2,400 SqFt / 223 SqM  
**Total Area:** 2,400 SqFt / 223 SqM

**Total Annual Assoc Fees:** \$0.00  
**New Construction:** No  
**Flood Zone Code:** 10AE  
**Number of Tenants:**

Location, location, location! Here is your rare chance to own a well-known retail building on US-41! Great value!

**Land, Site, and Tax Information**

<b>SE/TP/RG:</b> 16-40S-22E	<b>Zoning:</b> CG	<b>Section #:</b> 16
<b>Subdivision #:</b>	<b>Future Land Use:</b>	<b>Block/Parcel:</b> 415
<b>Tax ID:</b> <a href="#">402216452021</a>	<b>Development:</b>	
<b>Taxes:</b> \$4,241.92	<b>Tax Year:</b> 2022	<b>Lot #:</b> 42
<b>Book/Page:</b> 5-8	<b>Complex/Comm Name:</b>	
<b>Alt Key/Folio #:</b>		
<b>Legal Desc:</b> PCH 018 0415 0042 PORT CHARLOTTE SEC18 BLK415 LT 42 132/253 581/1537 589/1187		<b>Front Exposure:</b>
2563/1764 2598/1587 3182/467		<b>Front Footage:</b>
<b>Road Frontage:</b> Access Road, County Road, Main Thoroughfare	<b>Flood Zone:</b> 10AE	<b>Lot Size:</b> 7,500 SqFt / 697 SqM
<b>Add Parcel:</b> No	<b>Additional Tax IDs:</b>	
<b>Lot Dimensions:</b>	<b>Lot Size Acres:</b> 0.17	
<b>Water Frontage:</b> No	<b>Waterfront Ft:</b> 0	
<b>Water Access:</b> No	<b>Water Name:</b>	
<b>Water View:</b> No	<b>Water Extras:</b> No	

**Interior Information**

<b>Floors:</b> 1	<b>Total Number of Buildings:</b> 1	<b># Offices:</b>
<b>A/C:</b> Central Air	<b>Ceiling Height:</b>	<b>Freezer Space YN:</b>

**Exterior Information**

<b>Ext Construction:</b> Block	<b># of Bays:</b>
<b>Foundation:</b> Slab	
<b>Road Surface Type:</b> Paved	
<b>Signage:</b>	

**Green Features**

**Income and Expense**

**Realtor Information**

<b>List Agent:</b> <a href="#">Jesse Ialuna</a>	<b>List Agent ID:</b> 274508141	<b>List Agent Direct:</b> 978-496-5436
<b>List Agent E-mail:</b> <a href="mailto:jesseialuna@gmail.com">jesseialuna@gmail.com</a>	<b>List Agent Fax:</b>	<b>List Agent Cell:</b>
<b>List 2 Agent:</b> <a href="#">Lolly Lopinski</a>	<b>List Agent 2 ID:</b> 274501802	<b>List Agent 2 Phone:</b> 941-628-0941
<b>List Agent 2 Email:</b> <a href="mailto:lollylopinski85@gmail.com">lollylopinski85@gmail.com</a>		
<b>List Office:</b> <a href="#">CRACKER &amp; ASSOCIATES, INC.</a>	<b>List Office Fax:</b>	<b>List Office ID:</b> 274500331
<b>List Office 2:</b> <a href="#">CRACKER &amp; ASSOCIATES, INC.</a>		<b>List Office 2 ID:</b> 274500331
<b>Original Price:</b> \$649,990		<b>List Office Phone:</b> 941-380-3075
<b>On Market Date:</b> 10/11/2023		<b>LP/SqFt:</b> \$270.83
<b>Previous Price:</b>	<b>Price Change:</b>	<b>Expiration Date:</b> 04/10/2024
<b>Owner:</b> CHRIS LOPINSKI & THERESA LOPINSKI	<b>Owner Phone:</b>	<b>Listing Type:</b> Exclusive Right To Sell
<b>Spec List Type:</b> Exclusive Right To Sell	<b>Bonus:</b>	<b>Bonus Exp Date:</b>
<b>Single Agent:</b> 2%	<b>Non-Rep:</b> 2%	<b>Trans Broker:</b> 2%
<b>Dual Variable Compensation YN:</b> Yes		
<b>Realtor Info:</b>		
<b>Confidential Info:</b>		
<b>Showing Instructions:</b> Call Listing Agent		
<b>Driving Directions:</b> US-41 S or N to 2715 Tamiami Trl, Port Charlotte		
<b>Realtor Remarks:</b> BUILDING ONLY- NOT BUSINESS. LISTING AGENT 2 IS OWNER.		

**Seller's Preferred Closing Agent**

<b>Closing Agent Name:</b>	<b>Phone:</b>
<b>Email:</b>	<b>Fax:</b>
<b>Address:</b> , Florida	
<b>Closing Company Name:</b>	

MLS#	Change Type Y Dt	List Price/ Sold Price	Address City	Beds SqFt	List Date Tax ID	Zip Code	Current List Office List Agt
<a href="#">C7482016</a>	NEW, 10/11/2023	\$649,990	2715 TAMIAMI TRL PORT CHARLOTTE	2,400	10/11/2023 402216452021	33952	CRACKER & ASSOCIATES, INC. Jesse Ialuna
<a href="#">C667637</a>	EXP, 05/31/2007	\$516,000	2715 TAMIAMI TRAIL PORT CHARLOTTE		03/19/2007 402216452021	33952	HOMECHOICE REAL ESTATE JAMES QUINN
<a href="#">C667637</a>	DECR, 05/17/2007	\$516,000	2715 TAMIAMI TRAIL		03/19/2007	33952	HOMECHOICE REAL ESTATE

COMS-Charlotte			PORT CHARLOTTE	402216452021		JAMES QUINN
<a href="#">C667637</a>	NEW, 03/19/2007	\$564,000	2715 TAMIAMI TRAIL	03/19/2007	33952	HOMECHOICE REAL ESTATE
COMS-Charlotte			PORT CHARLOTTE	402216452021		JAMES QUINN
<a href="#">C662423</a>	EXP, 03/12/2007	\$550,000	2715 Tamiami Trail S	01/28/2007	33952	SAND CASTLES REALTY, LLC
COMS-Charlotte			PORT CHARLOTTE	402216452021		LOLLY LOPINSKI
<a href="#">C662423</a>	DECR, 02/26/2007	\$134,900	2715 Tamiami Trail S	01/28/2007	33952	SAND CASTLES REALTY, LLC
COMS-Charlotte			PORT CHARLOTTE	402216452021		LOLLY LOPINSKI
<a href="#">C662423</a>	DECR, 02/11/2007	\$475,000	2715 Tamiami Trail S	01/28/2007	33952	SAND CASTLES REALTY, LLC
COMS-Charlotte			PORT CHARLOTTE	402216452021		LOLLY LOPINSKI
<a href="#">C662423</a>	NEW, 01/28/2007	\$625,000	2715 Tamiami Trail S	01/28/2007	33952	SAND CASTLES REALTY, LLC
COMS-Charlotte			PORT CHARLOTTE	402216452021		LOLLY LOPINSKI

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