



Regina Melman
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13201 S Tamiami Trl

3,000 SF | 100% Leased | Retail Building | North Port, FL | \$1,300,000 (\$433/SF)



INVESTMENT HIGHLIGHTS

- Successful international grocery business with STRONG P&Ls available
- Purchase comes with all furnishings and inventory
- Dominant International (European) Grocery in the North Port/Venice/Port Charlotte Area

EXECUTIVE SUMMARY

Confidential sale.

\$1,300,000 for the Property and the Business; \$649,000 for just the business.

Successful international grocery business with STRONG P&Ls for sale.

Purchase comes with all furnishings and inventory.

Established business in North Port/Venice/Northern Charlotte County

for over 20 years.

Dominant International (European) Grocery in the North Port/Venice/Port Charlotte Area.

Don't miss your chance to take advantage of this well-established business with large regional clientele.

FINANCIAL SUMMARY (ACTUAL - 2019)

	ANNUAL	ANNUAL PER SF
Taxes	\$5,548	\$1.85
Operating Expenses	-	-
Total Expenses	\$5,548	\$1.85

PROPERTY FACTS

Sale Type	Investment or Owner User	Price Per SF	\$433
Sale Condition	Business Value Included	Percent Leased	100%
Property Type	Retail	Tenancy	Multiple
Property Subtype	Freestanding	Building Height	1 Story
Building Size	3,000 SF	Slab To Slab	12'
Building Class	C	Building FAR	0.20
Year Built	1989	Land Acres	0.34 AC
Price	\$1,300,000		
Zoning	CG - Commercial General		
Parking	13 Spaces (4.33 Spaces per 1,000 SF Leased)		
Frontage	75 FT on Tamiami		
Opportunity Zone	Yes		

AMENITIES

- Bus Line
- Freeway Visibility
- Pylon Sign
- Signage

ABOUT 13201 S TAMIAMI TRL , NORTH PORT, FL 34287

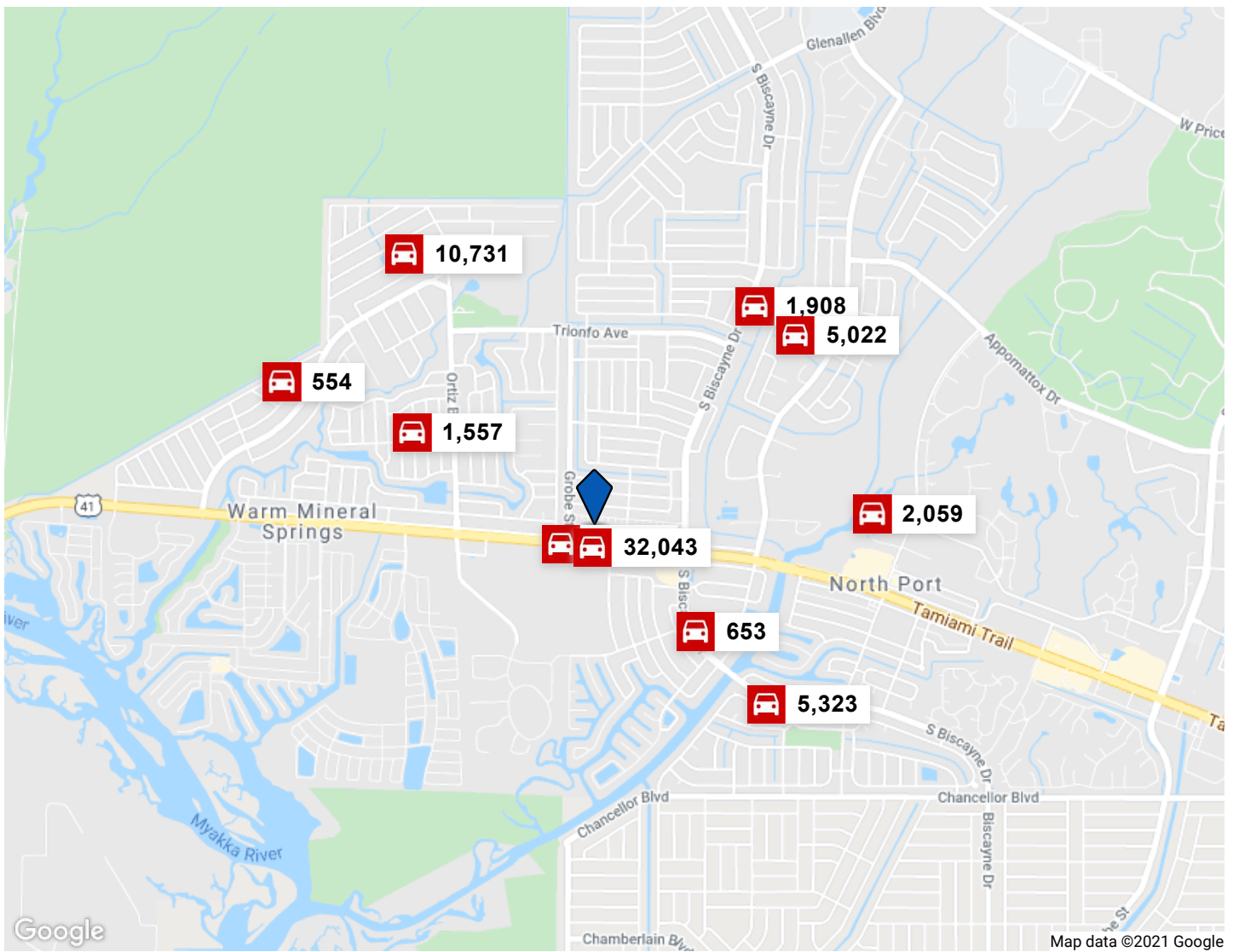
\$1,300,000 for the Property and the Business; \$649,000 for just the business. Successful international grocery business with STRONG P&Ls for sale. Purchase comes with all furnishings and inventory. This has been an established business in North Port/Venice/Northern Charlotte County

for over 20 years. Don't miss your chance to take advantage of this well-established business with large regional clientele. This is the dominant International (European) Grocery in the North Port/Venice/Port Charlotte Area. Confidential sale.

MAJOR TENANTS

TENANT	INDUSTRY	SF OCCUPIED	RENT/SF	LEASE END
Hungry Howie's Pizza	-	-	-	-
International Deli	-	-	-	-

TRAFFIC

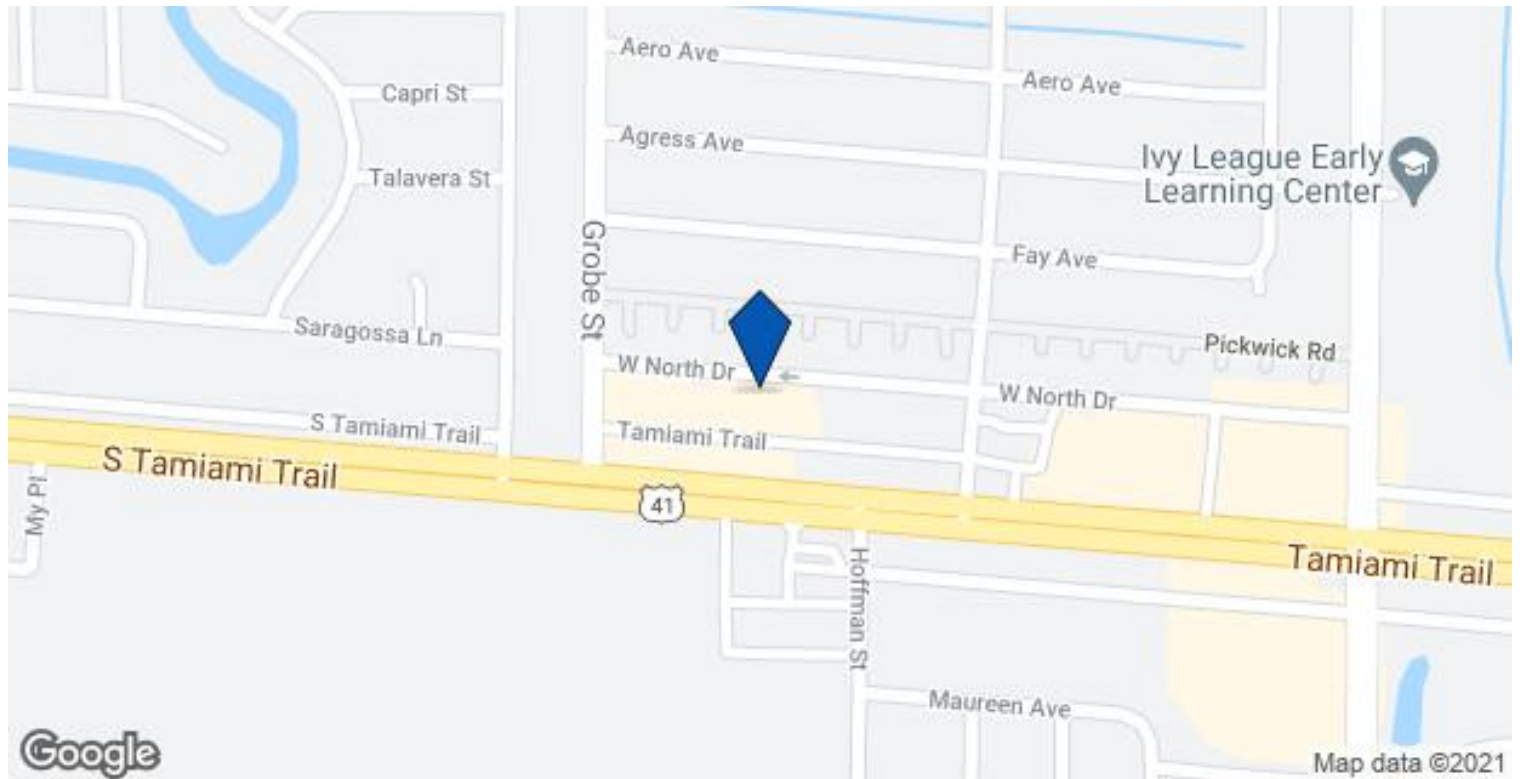


COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Tamiami Trail	Hoffman St, NW	34,650	2020	0.08 mi
Tamiami Trl	Eager St, W	32,043	2020	0.19 mi
Pan American Boulevard	E Sydney Ave, NE	653	2020	0.61 mi
Ortiz Boulevard	Capilla Ln, N	1,557	2020	0.62 mi
South Biscayne Drive	Pompey St, W	5,323	2020	1.01 mi
Elyton Drive	Erie Ct, E	1,908	2020	1.10 mi
Antonio Street	Muscogee Rd, SE	10,731	2020	1.13 mi
Pan American Boulevard	Kappa Pl, SW	5,022	2020	1.14 mi
De Leon Drive	de Miranda Ave, NW	554	2020	1.16 mi
North Port Boulevard	Greenwood Ave, S	2,059	2020	1.17 mi

PROPERTY TAXES

Parcel Number	0997-09-3323	Total Assessment	\$287,500 (2020)
Land Assessment	\$92,000 (2020)	Annual Taxes	\$5,548 (\$1.85/sf)
Improvements Assessment	\$195,500 (2020)	Tax Year	2019

MAP OF 13201 S TAMIAMI TRL NORTH PORT, FL 34287



ADDITIONAL PHOTOS



Grocery 3



Grocery 2



Building Photo



Primary Photo



Grocery 1



Building Photo

Listing ID: 23655736

Date Created: 7/12/2021

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