

2117-2125 47TH ST WAREHOUSE INDUSTRIAL PROPERTY

2117-2125 47TH ST., SARASOTA, FL



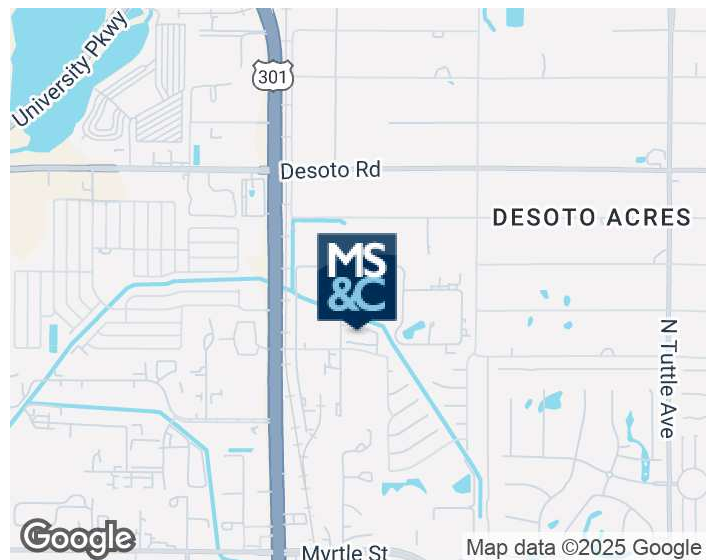
ADDRESS

**2117-2125 47th St.
Sarasota, FL 34234**

PROPERTY FEATURES

- Price Reduced!
- Package of 2 side-by-side income producing buildings totaling 12,000 SF
- Great location with easy access to US-301
- Tenant with new 3 year lease in place plus two 1 year options
- Buildings in great condition with ample parking

	1 Mile	3 Miles	5 Miles
Total Households:	2,493	32,789	71,155
Total Population:	5,547	71,667	157,028
Average HH Income:	\$69,330	\$89,571	\$96,422



PRESENTED BY:

LEE DELIETO JR.

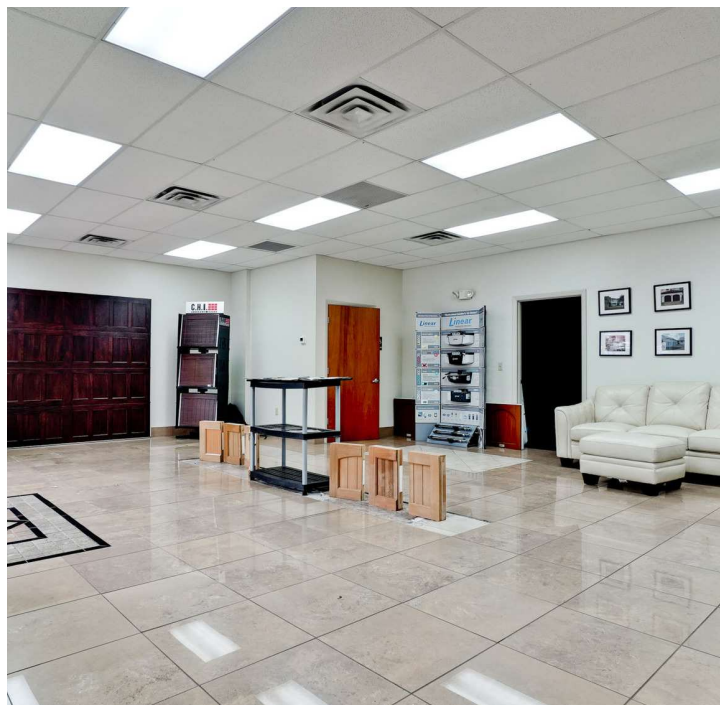
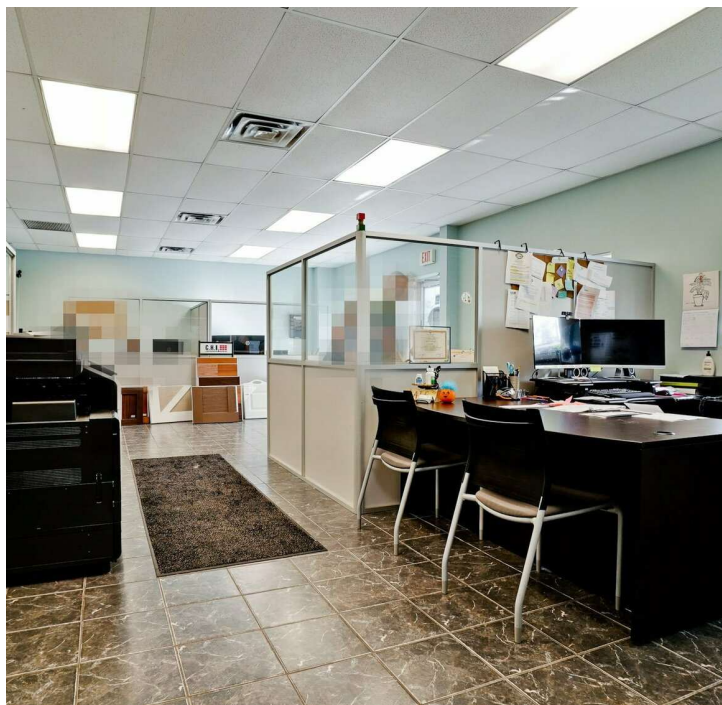
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2 WAREHOUSE BUILDINGS IN 47TH ST

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OFFERING SUMMARY

Sale Price:	\$2,300,000
Building Size:	12,000 SF
Price / SF:	\$191.67
Cap Rate:	6.78%
NOI:	\$156,000
Year Built:	1999
Renovated:	2005
Zoning:	ILW
Market:	47th St. Industrial
Submarket:	Sarasota Bradenton North Port

PROPERTY OVERVIEW

This sale consists of 2 warehouse condos, both 6,000 SF each. They are being sold as a package subject to an existing lease for a single tenant that has a new 3 year term lease in place with two 1 year options thereafter. The tenant is a local garage door company that does installation, repair, and replacement for garage doors and openers and the starting rent is \$13/SF NNN. The property is offered at \$2.3M which equates to a 6.78% CAP Rate. The sale is based on a newly executed lease (3 years plus two 1-year Options) with Impact Home Services, beginning on 8/26/24. They are a regional home-services company (www.impactholdings.us/locations) backed by the private equity firm Eagle Merchant Partners (www.eaglemerchantpartners.com). The service provider under this lease is a locally owed franchise of Precision Garage Door (www.precisiondoor-swfl.com). Please do not disturb tenant, call broker for showings or with any questions.

LOCATION OVERVIEW

Located in an industrial park off of 47th Street, this property is well positioned for manufacturing, distribution, and storage. Right off of US-301, this location provides easy access to US-301 and is a straight shot to I-75 via either University Pkwy or Fruitville Rd. Additionally, it is located just 5 minutes from Downtown Sarasota and approximately 10 minutes from the SRQ Airport.

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

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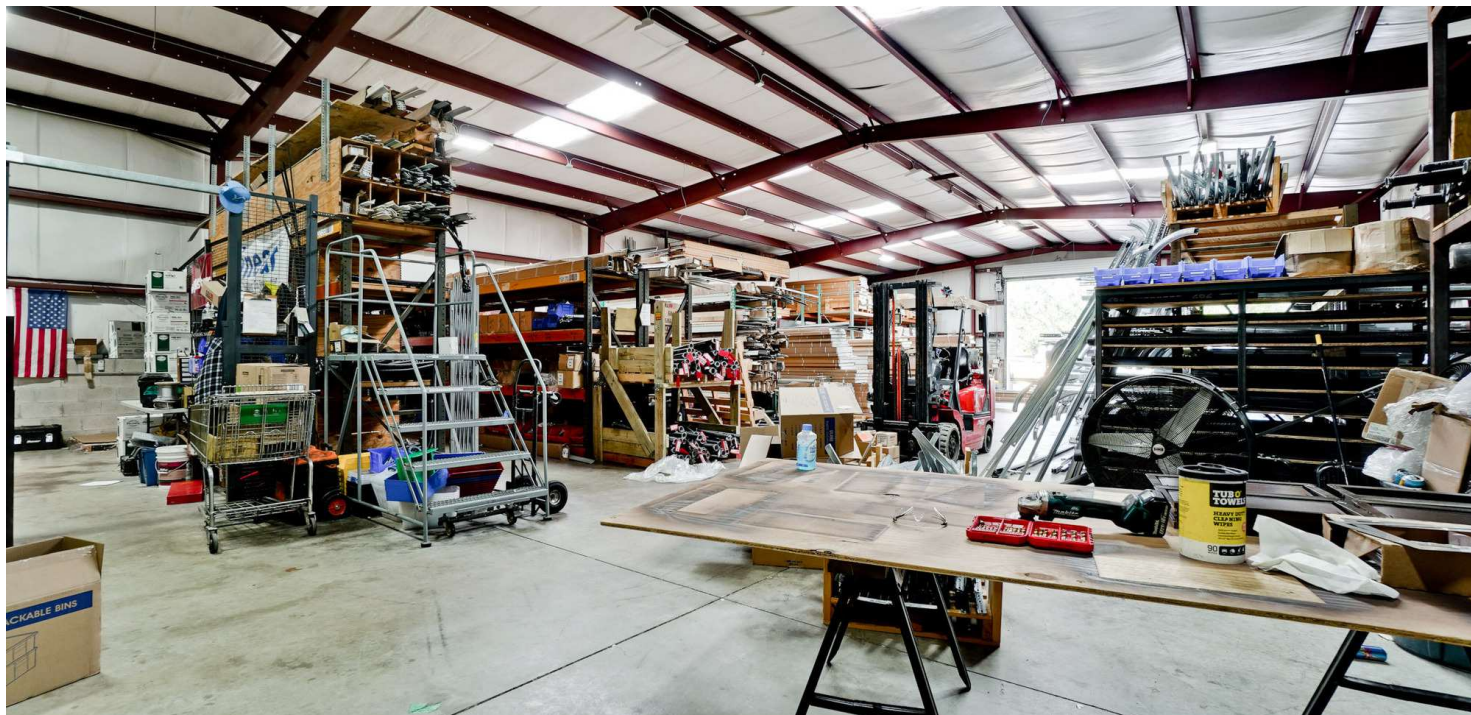
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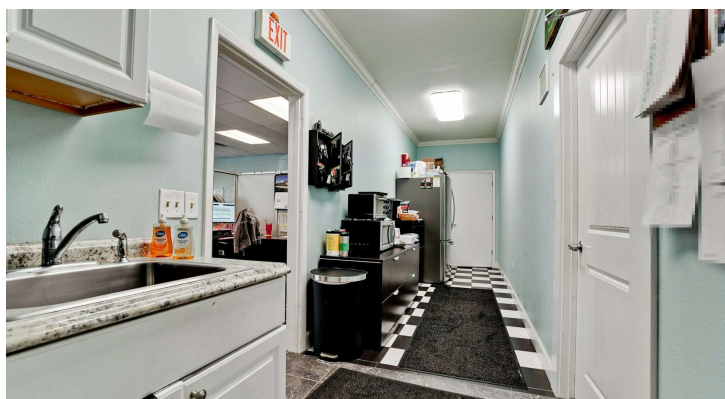
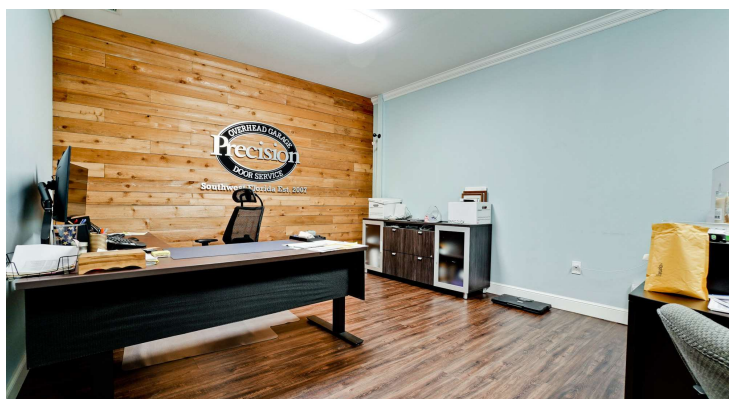
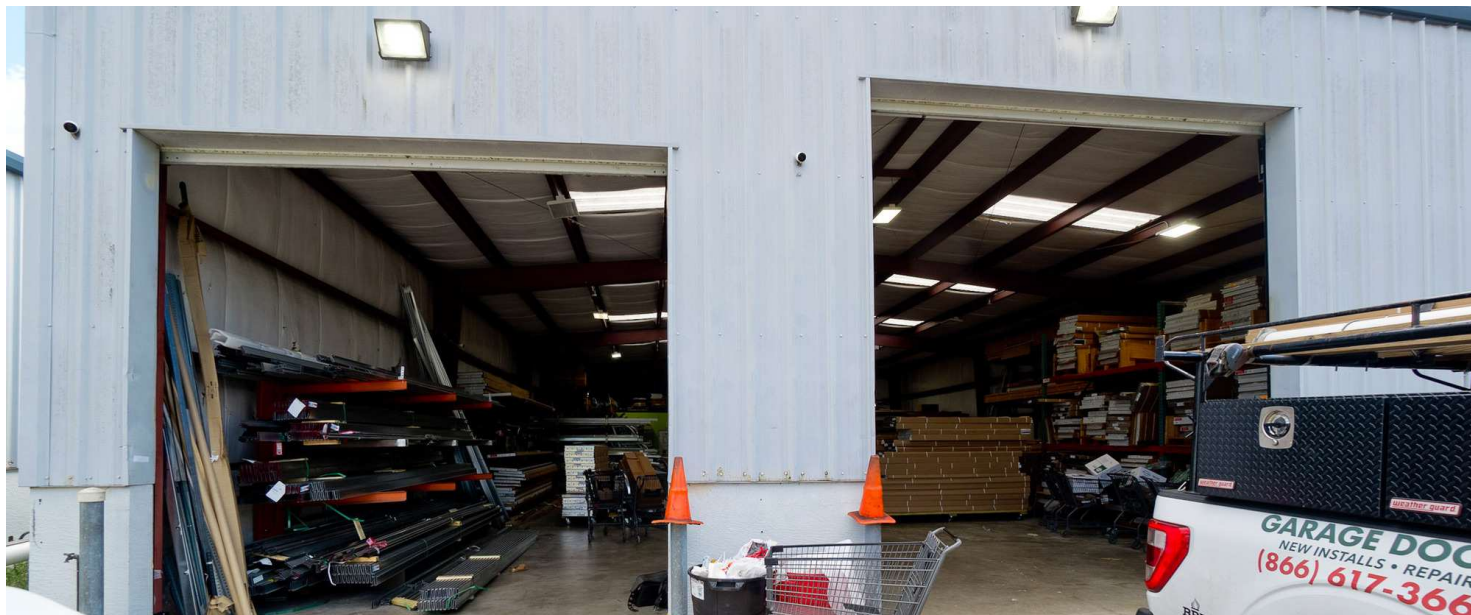
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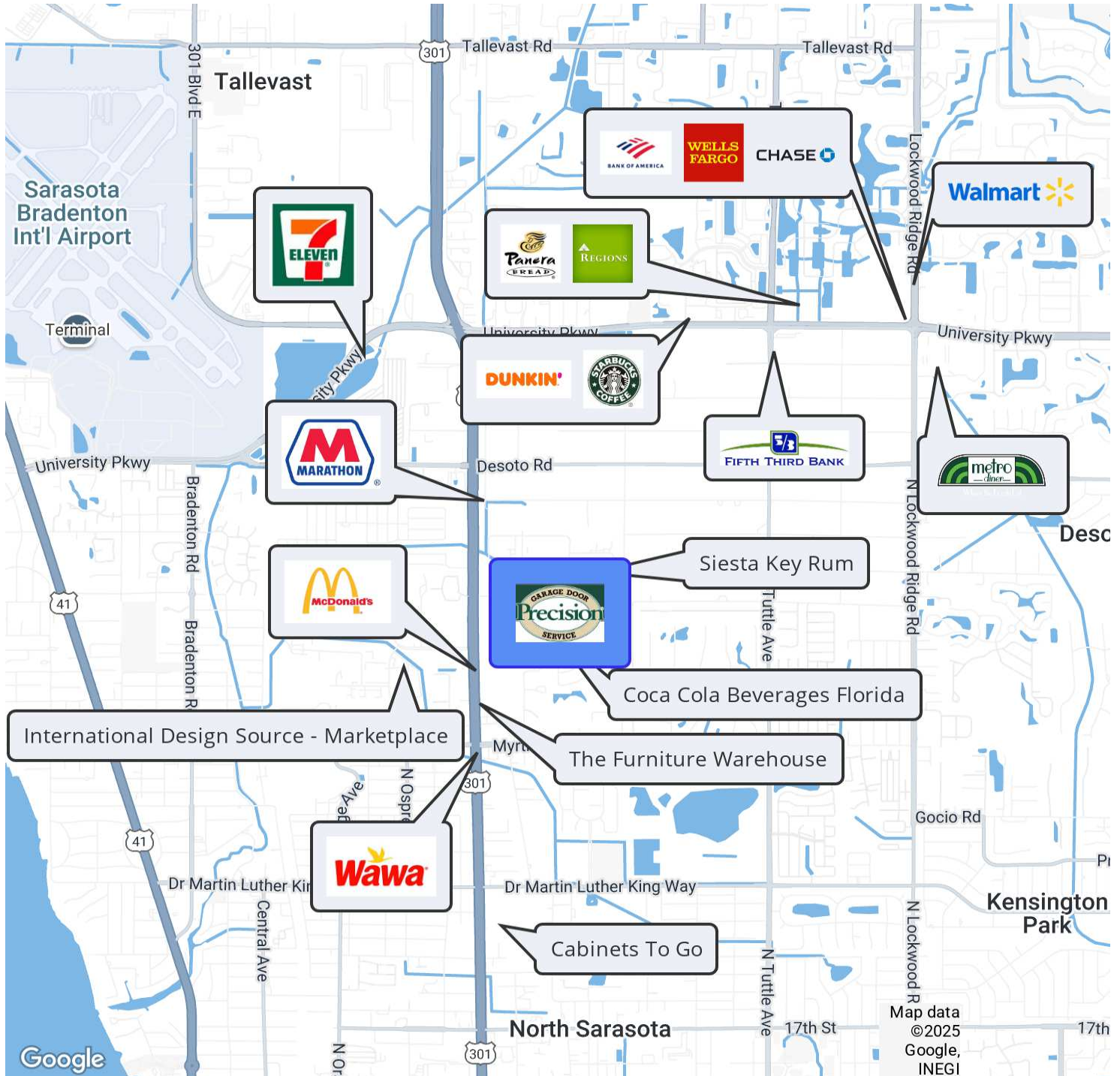
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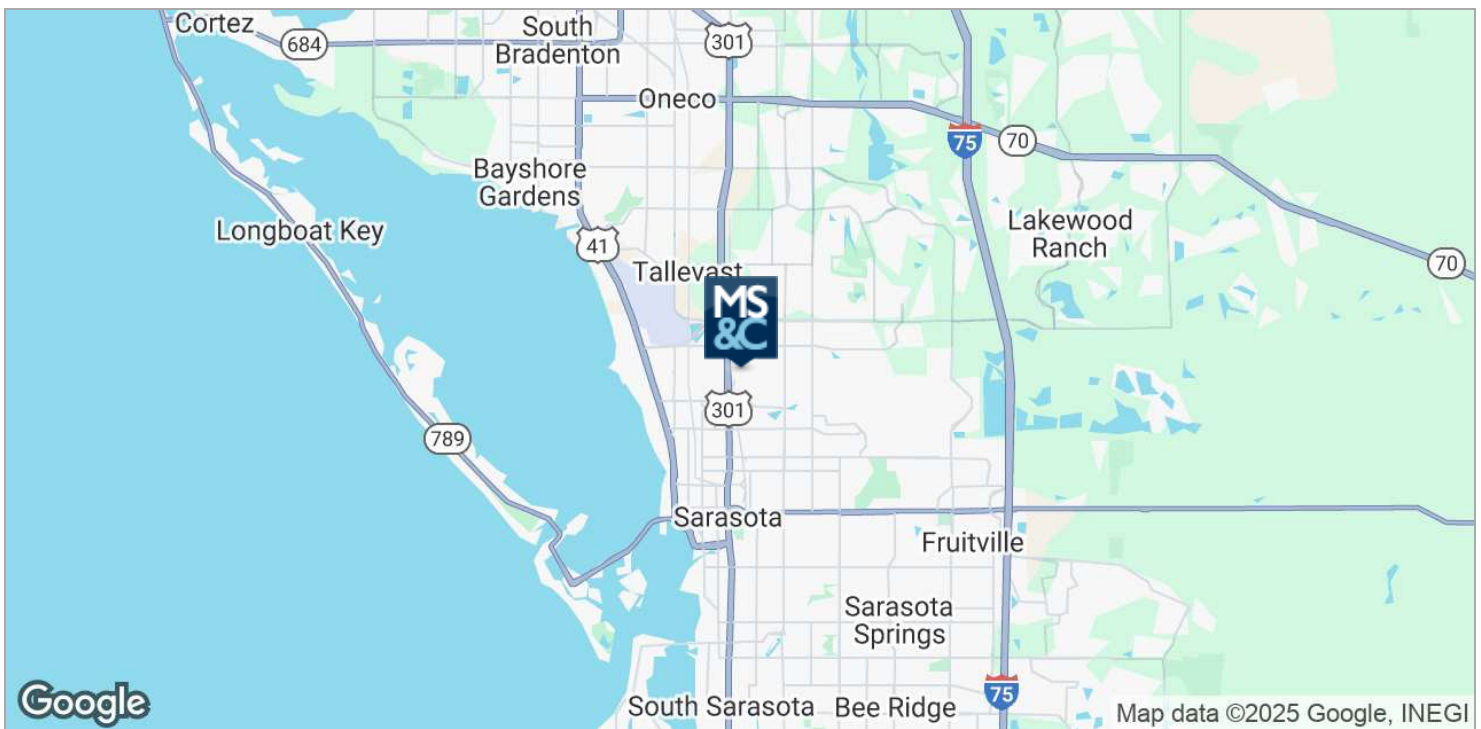
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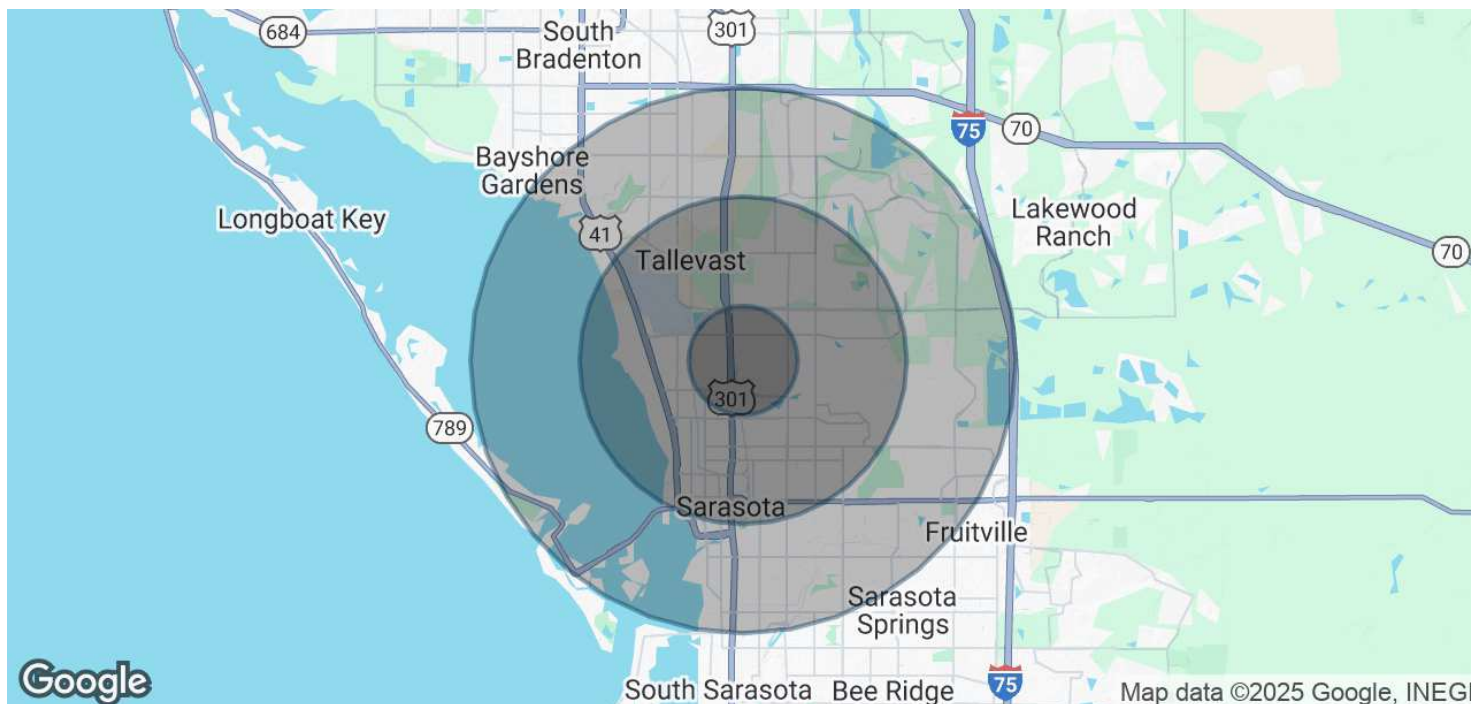
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,547	71,667	157,028
Average Age	48	48	50
Average Age (Male)	46	47	48
Average Age (Female)	50	49	51

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,493	32,789	71,155
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$69,330	\$89,571	\$96,422
Average House Value	\$265,436	\$436,435	\$449,924

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 20+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies.

In 2005, Lee joined his father, a seasoned Michael Saunders associated, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors. Lee's Commercial real estate services include commercial investment property, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

The DeLieto Team has the proven ability to make every investment, lease, and acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations, both civic and charitable.

Lee Jr. has formerly sat on various boards, including the Greater Sarasota Chamber of Commerce, RASM Commercial Investment Division and Public Policy, and the Sarasota School of Arts and Sciences. Lee Jr currently sits on the Plymouth Harbor Board of Trustees as Secretary.

Lee is a graduate of the University of Florida and has lived in Sarasota since 2005.

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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.