



AUTOMOTIVE COMMERCIAL CONDO

19800 VETERANS BOULEVARD UNIT
B-5
PORT CHARLOTTE, FLORIDA 33954

PROPERTY HIGHLIGHTS

- Fully air-conditioned warehouse
- 12' ceiling height
- 10' x 10' overhead door
- 10,000 lb. BendPak 2-post lift
- Epoxy flooring
- Flexible open floor plan
- Ideal for auto, contractor, or storage use
- Quick access to US-41 and I-75



For More Information

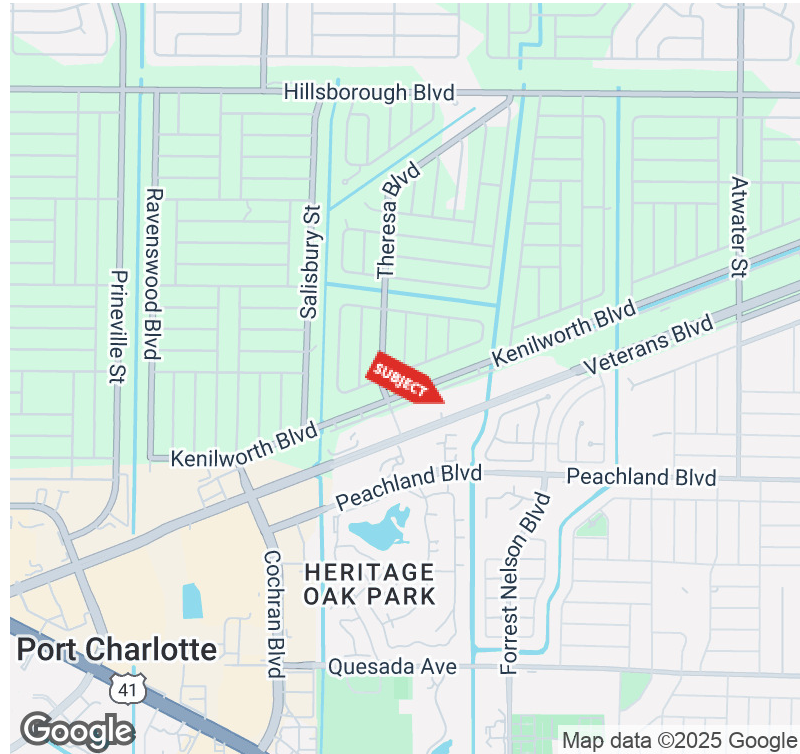
GEOFFREY PAUL

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PORT CHARLOTTE, FL 33954



OFFERING SUMMARY

Sale Price:	\$210,000
Building Size:	1,150 SF
Price / SF:	\$182.61
Year Built:	2001
Zoning:	IG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 19800 Veterans Blvd B-5, Port Charlotte, FL

Property Type: Commercial Condo

Property Size: 1,150 SF

This versatile mid-unit commercial condo offers a clean, functional setup ideal for auto services, small businesses, contractors, or secure storage. The space features 12' ceilings, a 10' x 10' overhead door, and an open layout that supports a variety of operational needs. The 1,150 SF warehouse is fully air-conditioned and includes a 10,000 lb. BendPak 2-post lift and durable epoxy flooring.

Positioned along Veterans Boulevard, this location provides direct access to US-41 and I-75, delivering excellent connectivity throughout Port Charlotte and the greater Southwest Florida region.

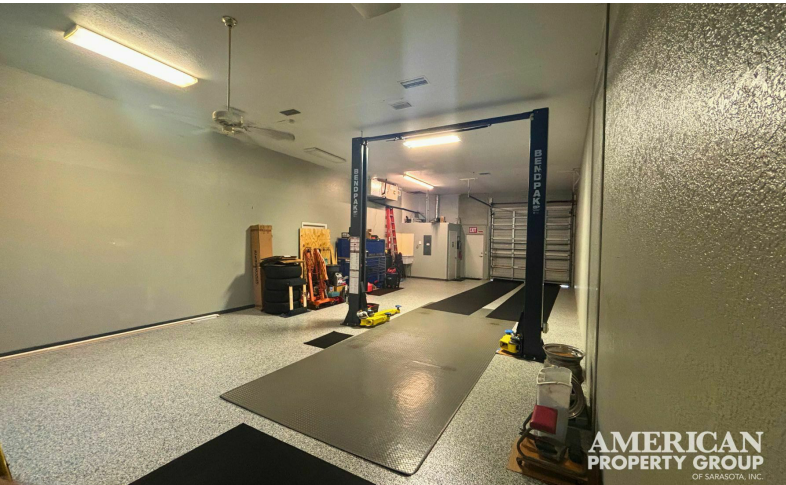
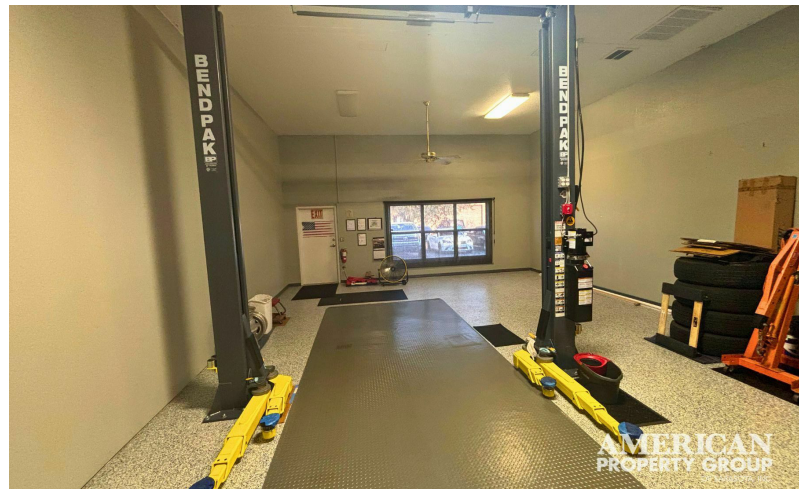
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19800 Veterans Boulevard Unit B-5

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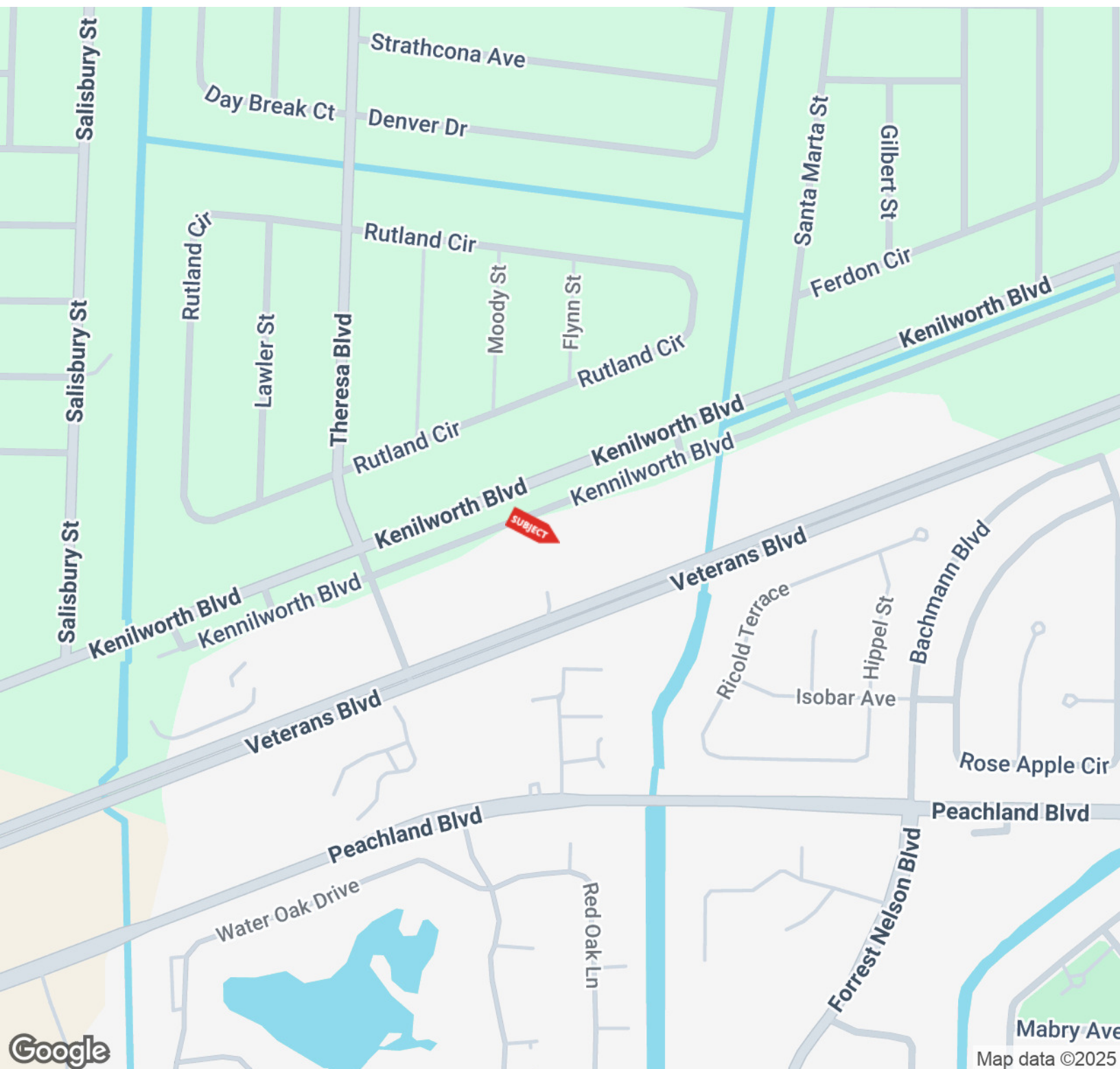


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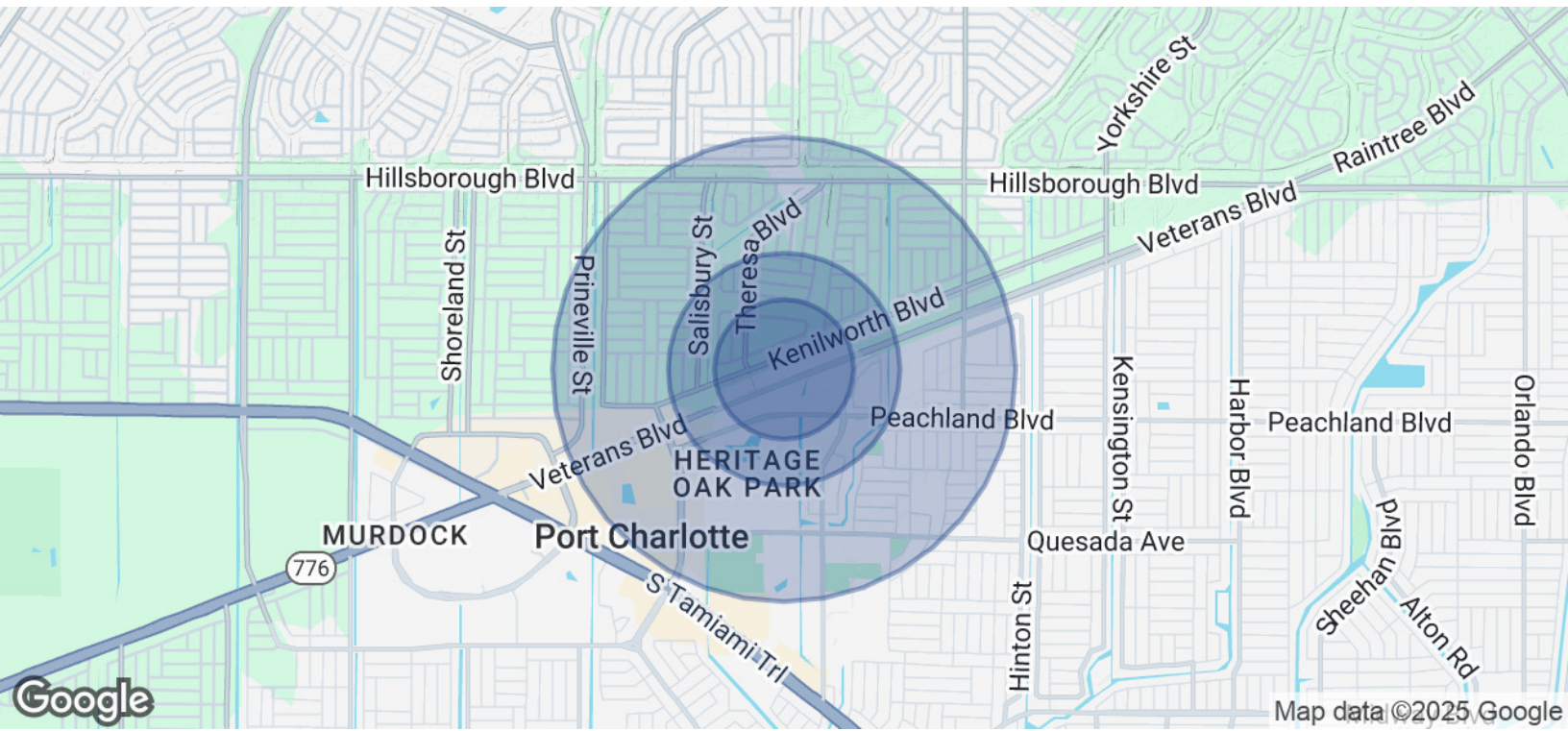


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	212	1,366	4,098
Average Age	47	57	56
Average Age (Male)	45	56	54
Average Age (Female)	49	59	57

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	720	2,042
# of Persons per HH	2.4	1.9	2
Average HH Income	\$87,361	\$81,705	\$83,936
Average House Value	\$303,224	\$279,396	\$289,087

Demographics data derived from AlphaMap

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