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New to
Market!



12-Unit Apartment Complex in Sarasota, Florida



\$2,100,000
LIST PRICE



12
UNITS



BUILT IN
1980-87



SARASOTA
FLORIDA



MASONRY
CONSTRUCTION

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

South Bridge Entrance
to Siesta Key

Gulf of America

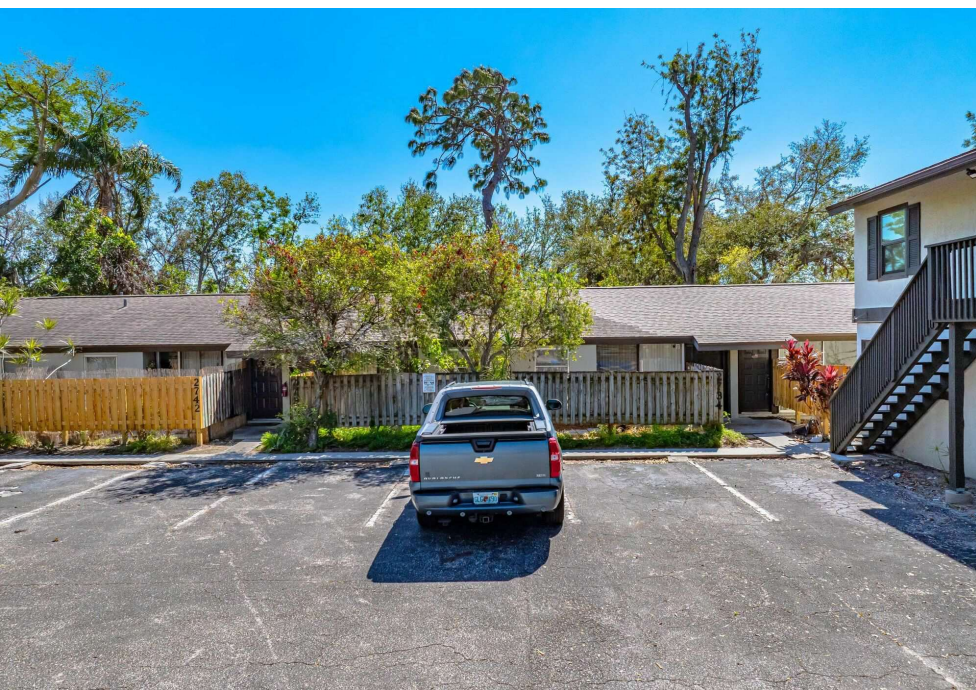
Siesta Key Beach

Riverview High School

Swift Road



PROPERTY HIGHLIGHTS



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- Attractive Light Value-Add Opportunity w/ Significant Upside Through Strategic Cosmetic Upgrades, Implementation of RUBS or Utility Fees, & Garage Conversion to Income-Generating Storage Units
- NON-Flood Zone Location (Zone X) Significantly Reducing Insurance Expenses
- Interior Updates in 8-Units, Including New Kitchen Cabinets, Granite Countertops, Bathroom Vanities & Showers and New Flooring
- Features a Distinctive 2-BD / 2-BA Unit, Previously Utilized as an Owner's Suite, Offering a Spacious Screened-In Lanai & a Generous Private Backyard
- Units Feature Cathedral Ceilings, Sliding Door to a Private Patio, & Bright Breakfast Nook—With LVP Flooring in Living Areas & Tile in Kitchens/Bathrooms (7-Units)
- Rock-Solid 1980-87 Masonry Construction w/ On-Site Coin-Operated Laundry & Large Garage Area
- Two-Story Building (3-Units) Features Newly Installed Hurricane Windows for Enhanced Storm Protection
- Prime Location Just 10 Minutes from Siesta Key, Recognized as Florida's #1 Best Beach & #2 Beach in the USA by Tripadvisor's 2024 Travelers' Choice Awards—Enhancing Tenant Demand & Investment Value
- Ideally Located Less Than 10 Minutes from Siesta Key's North/South Bridge Entrances & Downtown Sarasota, Offering Easy Access to World-Class Beaches, Dining, & Entertainment



Phillippi Shores Elementary School

North Bridge Entrance
to Siesta Key

Downtown
Sarasota

Sarasota Memorial
Hospital

Riverview High School

Proctor Road

Swift Road



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Ventura Apartments

12-Unit Apartment Complex in Sarasota, Florida

View Offering Memorandum with Full Details & Financials at
www.MultifamilyFirm.com

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