



WAGNER REALTY
COMMERCIAL/INVESTMENT DIVISION

VERSATILE COMMERCIAL OPPORTUNITY ON HIGH-TRAFFIC PLACIDA ROAD



2900 Placida Road, Englewood FL

Ryan Hoffman

ryanhoff55@aol.com (941) 773-9184

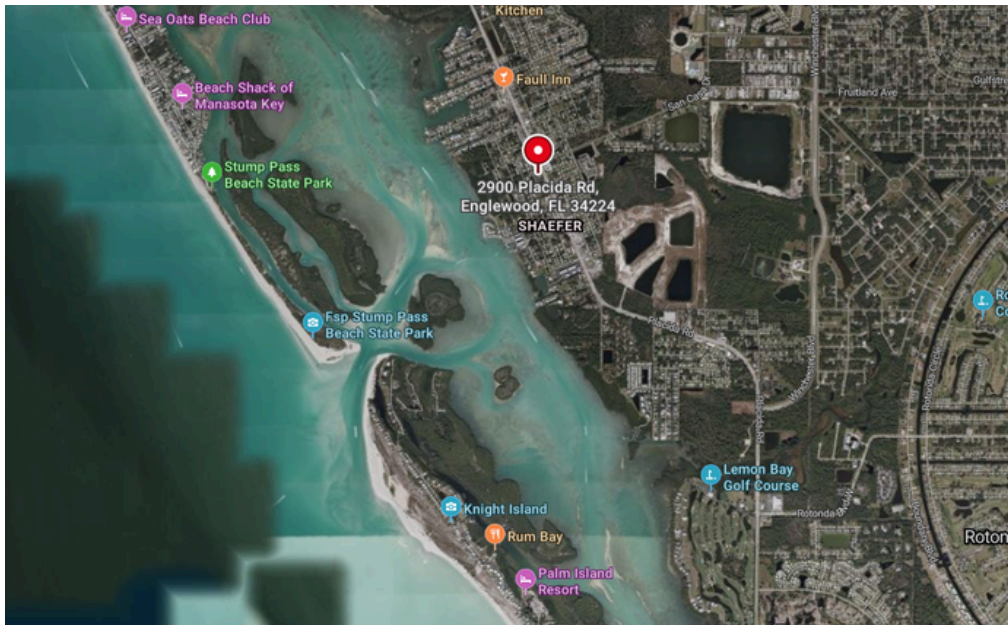
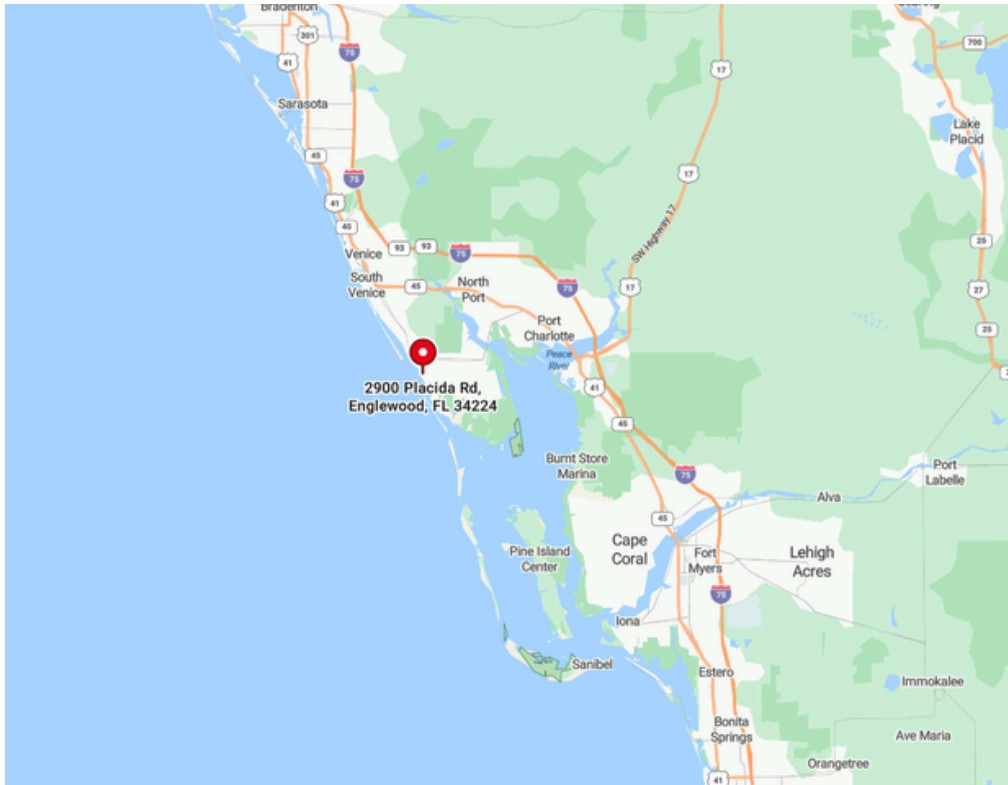
3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Property Summary

- CG (Commercial General) zoning allows for a wide range of uses
- Sale Price \$1,100,000
- ±5,700 SF under air plus ±3,600 SF covered space
- Situated on ±1.48 acres with ample room for expansion
- Prime frontage on Placida Rd (SR 775) with strong daily traffic counts
- Ideal for contractor, warehouse, service, or retail applications
- Convenient access to SR 776 and surrounding Englewood / Port Charlotte markets
- Value-add opportunity with income potential through lease-up or repositioning
- A rare combination of building size, land, and location —ready for your vision.

The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

Map & Aerial

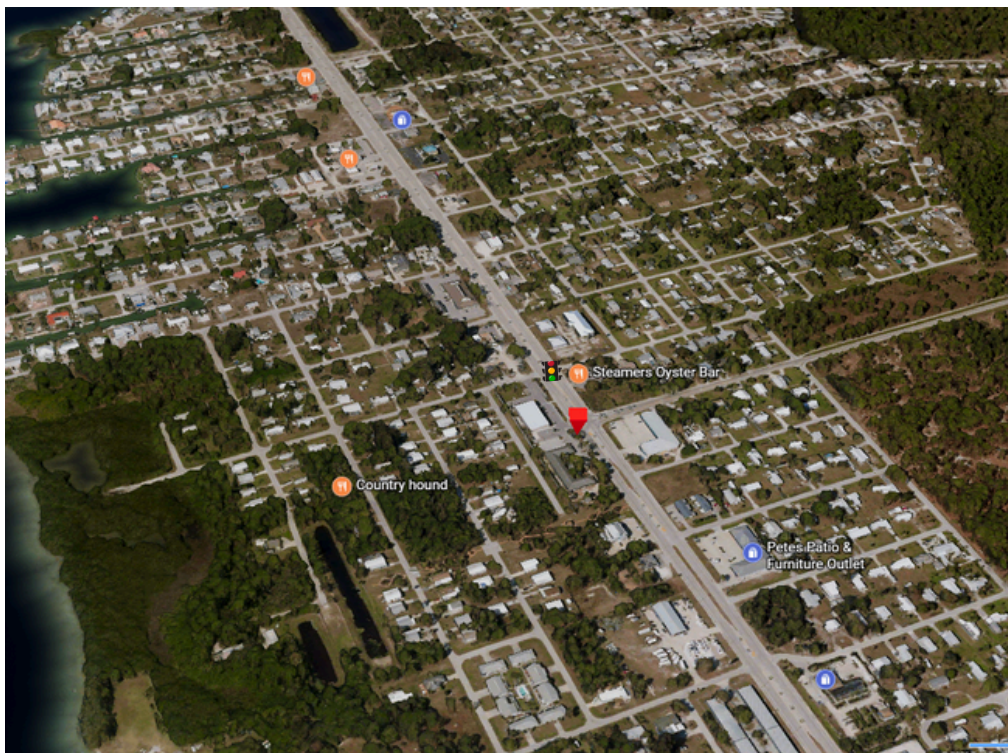


Ryan Hoffman

ryanhoff55@aol.com (941) 773-9184

3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Aerials



Ryan Hoffman

ryanhoff55@aol.com (941) 773-9184

3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210