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Revised
List Price!



Turnkey Duplex in a Non-Flood Zone Near Siesta Key Sarasota, FL



\$615,000
NEW PRICE



2,719 SF
BUILDING AREA



1972 MASONRY
CONSTRUCTION



SARASOTA
FLORIDA



ATTACHED
GARAGES

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



PROPERTY HIGHLIGHTS



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- Turnkey Duplex Investment Opportunity in Coveted Coquina Island, Minutes from the World-Renowned Siesta Key Beach
- Non-Flood Zone Location w/ Vintage 1972 Masonry Construction, Providing Long-Term Durability & Lower Insurance Costs
- Favorable Unit Mix of One, 2-Bedroom / 2-Bath Unit & One, 1-Bedroom / 1-Bath Unit
- Both Units Uniquely Equipped w/ Attached Garages, Privately Fenced Yards & Screened-In Lanai
- RUBS System In-Place for Water/Sewer, Effectively Recapturing Nearly 100% of the Expense & Enhancing Cash Flow
- Prime Location Near Siesta Key Presents Significant Upside Through Implementation of a Short-Term Vacation Rental Strategy
- Savvy Investment Opportunity to Reside Minutes from the #1 Ranked Beach in Florida, While Leveraging Rent to Pay the Mortgage



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THE
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2131 Montclair

One-of-a-Kind Multifamily Asset in Sarasota, FL

View Offering Memorandum for Full Details at...
MultifamilyFirm.com

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