

TUTTLE AVE  
(21,000 ADT)



**SALE**

**1630 S Tuttle Ave**

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Sarasota, FL 34239

**PRESENTED BY:**

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FL #BK3044386

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,450,000
<b>PRICE PSF:</b>	\$471.96
<b>NUMBER OF UNITS:</b>	2
<b>LOT SIZE:</b>	38,471 SF
<b>BUILDING SIZE:</b>	7,829 SF
<b>NOI:</b>	\$234,870.00
<b>CAP RATE:</b>	6.81%

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### PROPERTY DESCRIPTION

Discover an exceptional opportunity with this 6.81% cap rate investment property located in Sarasota, FL. Boasting a generous 7,829 SF building, this well-maintained asset offers a prime investment in the thriving Sarasota area. Renovated in 2021, the property features modern amenities and a versatile layout, making it ideal for office or medical use. Gutted to the studs and rebuilt with hurricane proof doors and windows, solid core doors, and LVP Flooring. Interior completed with high end finishes you'd expect in a luxurious single family home.

### PROPERTY HIGHLIGHTS

- Triple Net Medical Sale Lease Back
- Long Standing Sarasota Medical Tenants
- Five year term at market rate
- 6.81% CAP rate/\$234,870 yearly income with increases
- Near SMH and Downtown Sarasota
- Excellent 1031 or Passive Income Opportunity

## PROPERTY FACTS



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- 7,829 SF building suitable for office or medical use
- Renovated in 2021 with high-end interior finishes
- 14 fully-equipped exam rooms, Updated X-ray room and equipment
- Seven private staff offices, 4 bathrooms and 2 shower rooms for staff and patient usage
- Spacious Gym and PT Area
- Gorgeous waiting area with two reception desks
- Kitchenette for staff with dining tables
- Locker room with storage
- Prime location in Sarasota area
- Versatile layout for various business needs
- Turnkey Office Space in an exceptional location
- Hurricane-proof construction for added safety
- Strong investment potential in dynamic market

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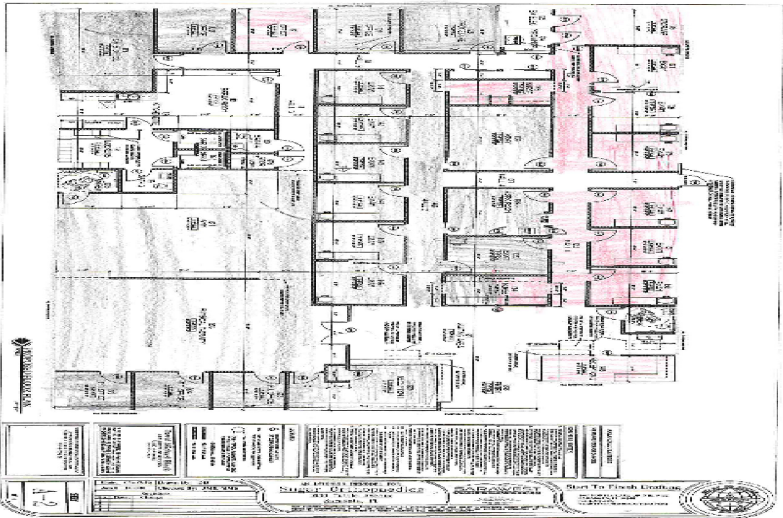
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**FLOOR PLANS**



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# AERIAL PHOTOS



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS

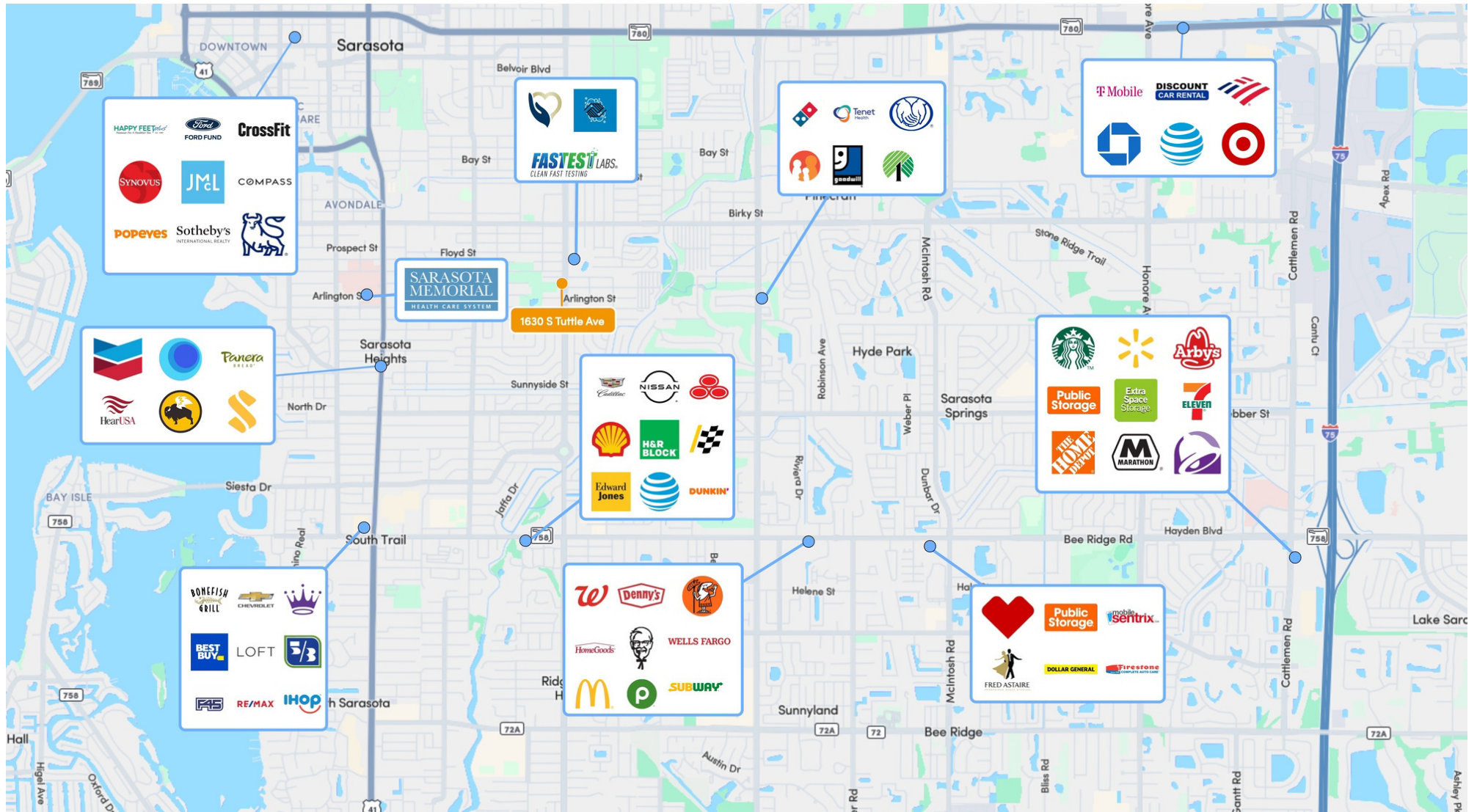


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# RETAIL MAP

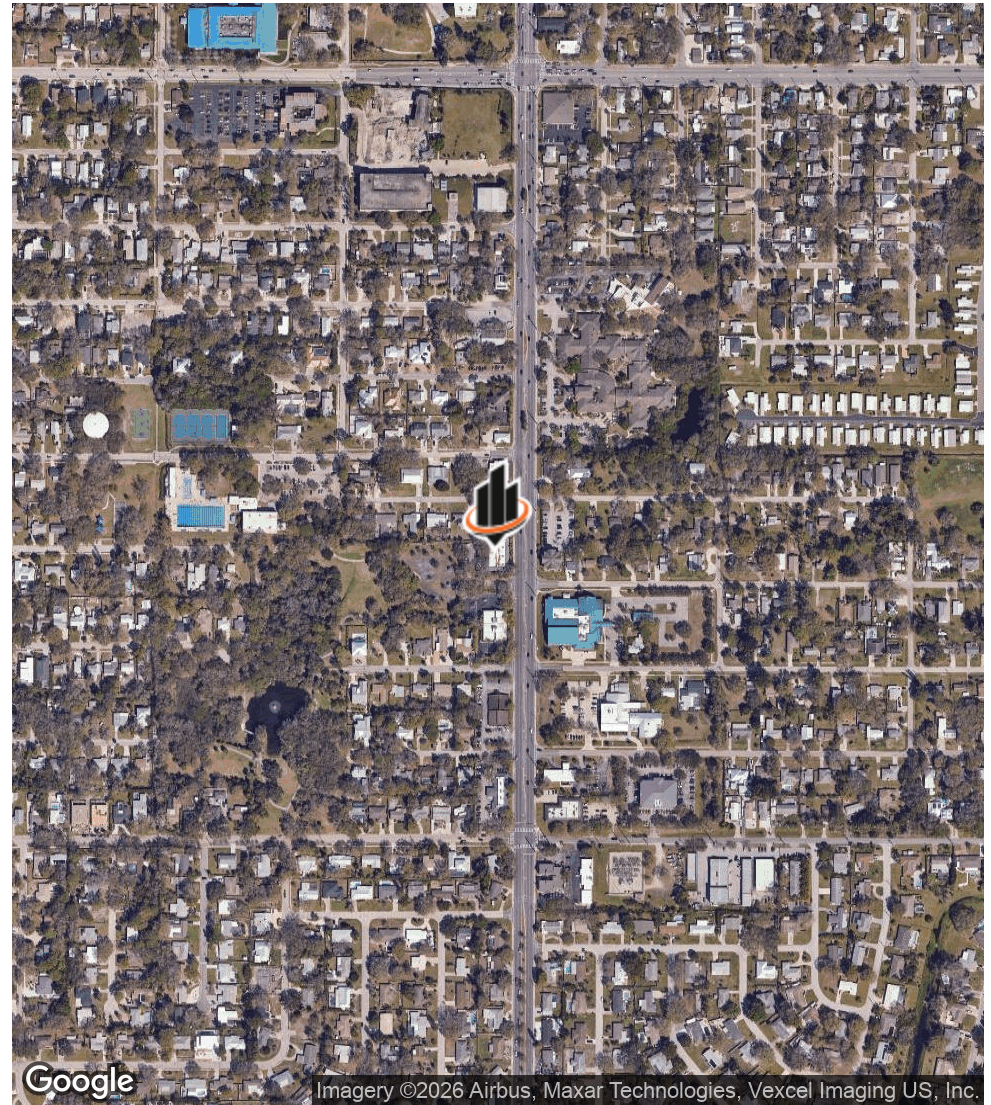
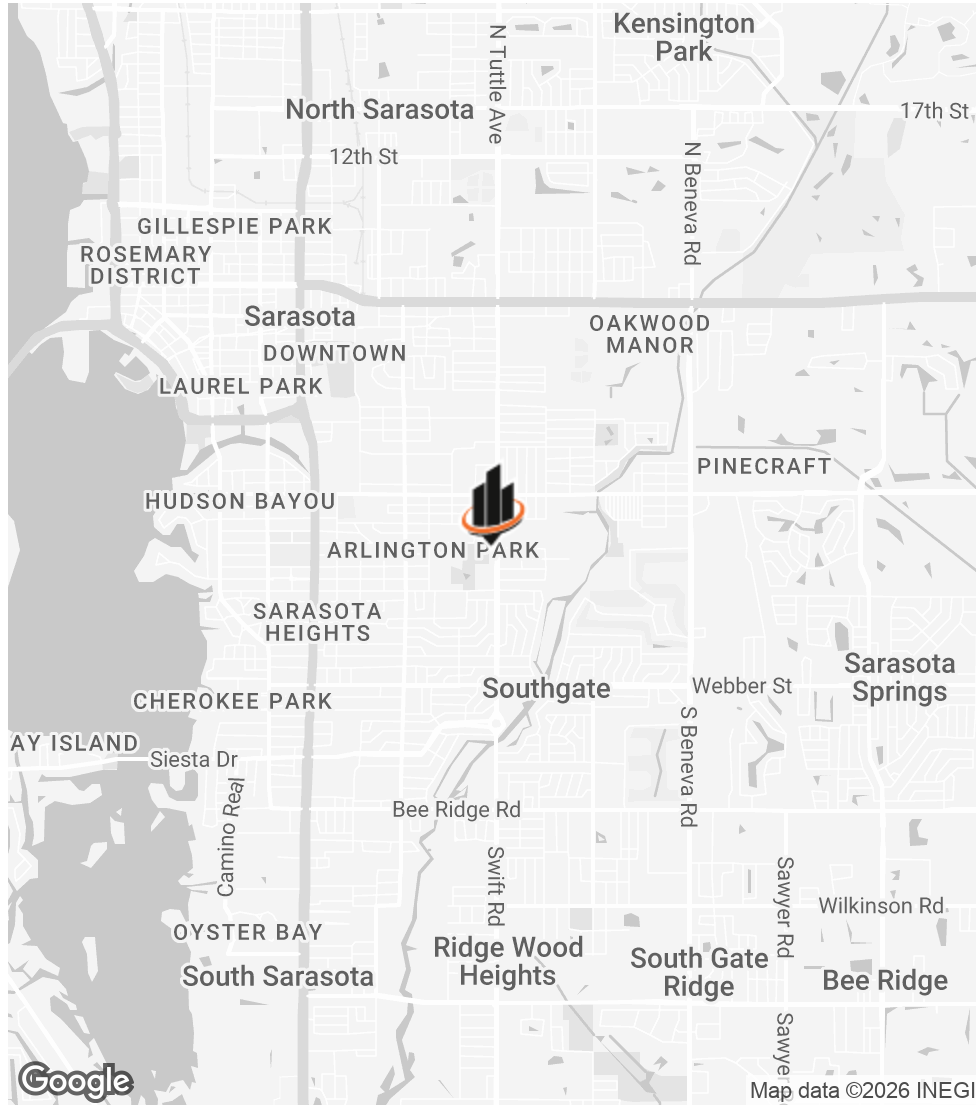


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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

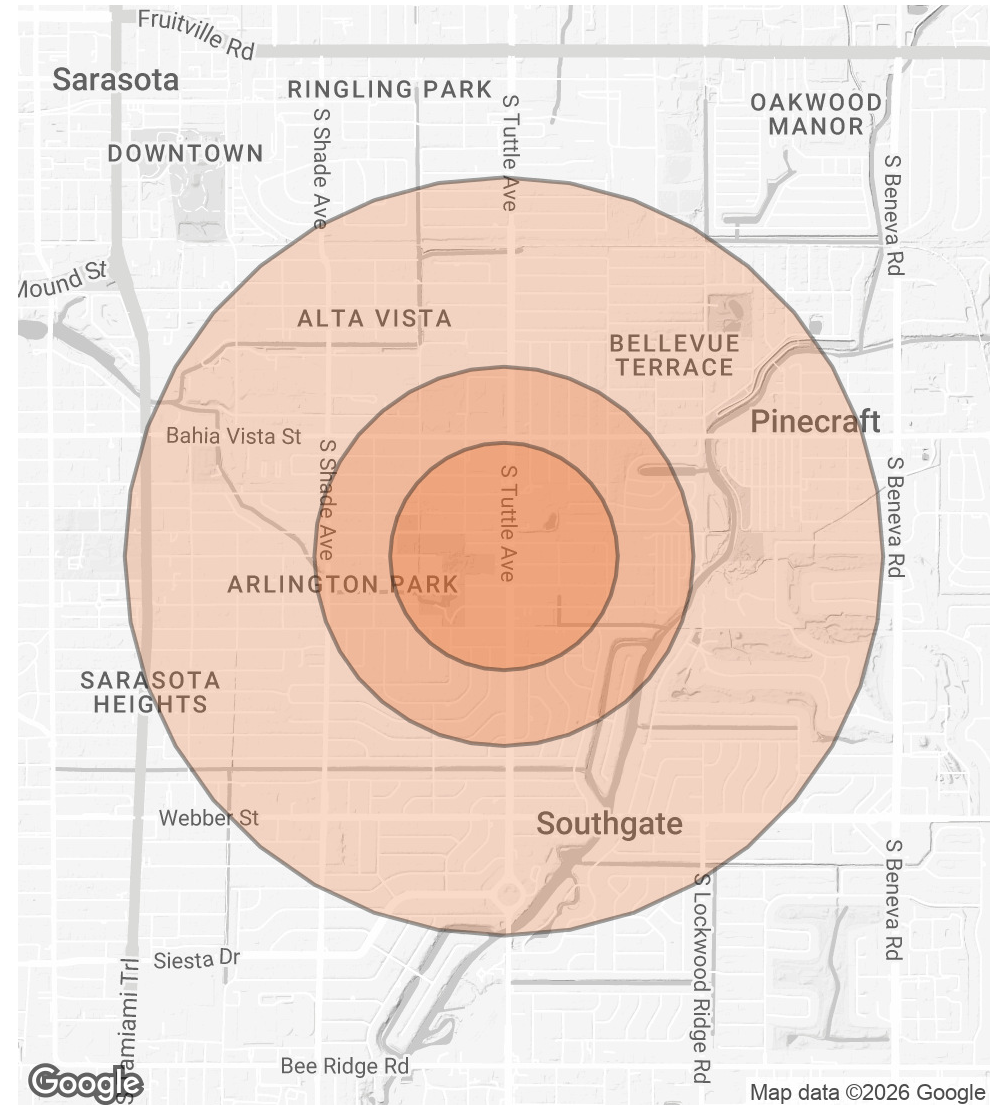
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	999	3,051	11,599
AVERAGE AGE	51	50	49
AVERAGE AGE (MALE)	50	48	47
AVERAGE AGE (FEMALE)	53	52	51

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	459	1,359	5,139
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$84,568	\$88,291	\$89,377
AVERAGE HOUSE VALUE	\$339,670	\$379,026	\$434,512

Demographics data derived from AlphaMap



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