

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.



**DOWNTOWN SARASOTA
& I-75 INVESTMENT
PORTFOLIO**

2249 RINGLING BLVD & 445
INTERSTATE CT, SARASOTA, FL
SARASOTA, FLORIDA

PROPERTY HIGHLIGHTS

- Two-property stabilized investment portfolio
- ±750 SF retail unit in Downtown Sarasota
- ±980 SF warehouse unit near I-75 & Fruitville Rd
- Both properties leased with in-place income
- 6.75% cap rate – ideal for 1031 exchange

For More Information

TYLER SLUMAN

Commercial Specialist

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2249 RINGLING BLVD & 445 INTERSTATE CT, SARASOTA, FL



Sale Price	\$685,000
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OFFERING SUMMARY

Cap Rate:	6.75%
NOI:	\$46,217
Renovated:	2025
Zoning:	CG & ILW

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Sarasota Two-Property Investment Portfolio

Property Type: Retail / Industrial Investment Portfolio for Sale

Property Size: ±1,730 SF Total

This commercial real estate portfolio consists of two stabilized, income-producing properties located in Sarasota, FL. The offering provides immediate cash flow with both units currently leased, making it an ideal opportunity for investors or those completing a 1031 exchange.

2249 Ringling Blvd, Sarasota, FL

±750 SF retail unit located in a Downtown Sarasota strip center. This space is currently leased to a well-known local smoke shop on a long-term lease. Units of this size in this location are rarely available.

445 Interstate Ct #445, Sarasota, FL

±980 SF warehouse unit located just off I-75 and Fruitville Rd in a highly desirable industrial area. Previously built out as a man cave, the unit is meticulously maintained and currently leased.

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2249 RINGLING BLVD - ±750 SF RETAIL



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**AMERICAN
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445 INTERSTATE CT - ±980 SF WAREHOUSE



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