

SALE

MEDICAL ARTS BUILDING UNIT 5&6 FOR SALE

2400 Harbr Blvd Units 5&6 Port Charlotte, FL 33952



PROPERTY DESCRIPTION

Medical office space for sale with the tenant through April 2025! Conjoining offices for a total of 1995 Square Feet. This Medical office offers a large reception area with 2 Reception desks to take in patients, 6 wet exam rooms, 2 large offices with a private entrance, and 4 restrooms.

All information comes from users and sources that are believed to be reliable but should be verified for accuracy. Subject to errors and omissions

PROPERTY HIGHLIGHTS

- Steps away from ShorePoint Port Charlotte
- 6 Wet Exam Rooms
- Close to Fawcett Memorial
- Prime location for Medical Office

OFFERING SUMMARY

Sale Price:	\$360,000
Number of Units:	2
Lot Size:	0.136 Acres
Building Size:	1,998 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,277	45,861	98,914
Total Population	12,138	92,031	192,423
Average HH Income	\$39,504	\$58,469	\$59,899

Danny Nix Jr
941 225 4663



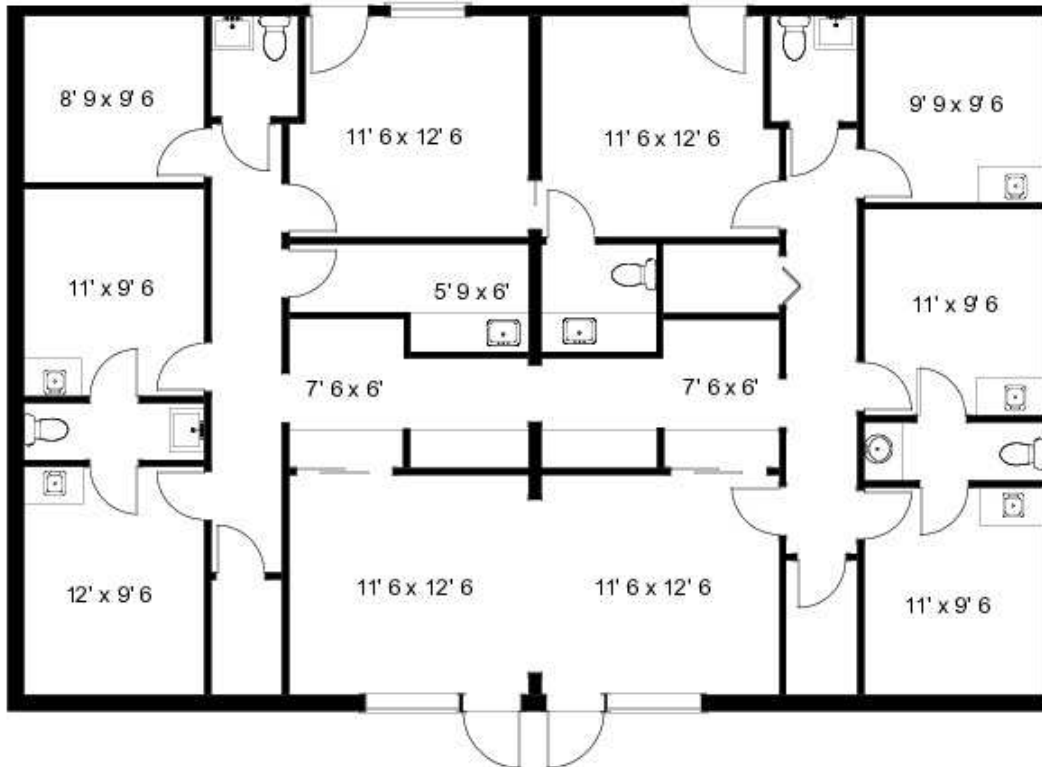
**COLDWELL BANKER
COMMERCIAL**
SUNSTAR REALTY

SALE

MEDICAL ARTS BUILDING UNIT 5&6 FOR SALE

2400 Harbr Blvd Units 5&6 Port Charlotte, FL 33952

2400 HARBOR BOULEVARD SUITES 5 & 6 PORT CHARLOTTE, FL



TOTAL USABLE AREA 1995 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of demising walls and to inside common area walls.

Prepared exclusively for Denise Berger with Saundry Associates of Florida, LLC
©2021 Precision Floorplans, Inc. This document is the copyright property of Precision Floorplans, Inc.
Any other user may not copy, modify, reproduce, republish, distribute, display, or transmit for commercial, nonprofit or public purposes all or any portion of this document except to the extent authorized by Precision Floorplans, Inc. (23) 598-9411 precision@precisionfloorplans.com
Copyright infringement (Title 17, Chapter 5, Section 50.1) in the U.S. Federal Court.
ALL INFORMATION IS DEEMED RELIABLE NOT GUARANTEED

Danny Nix Jr
941 225 4663

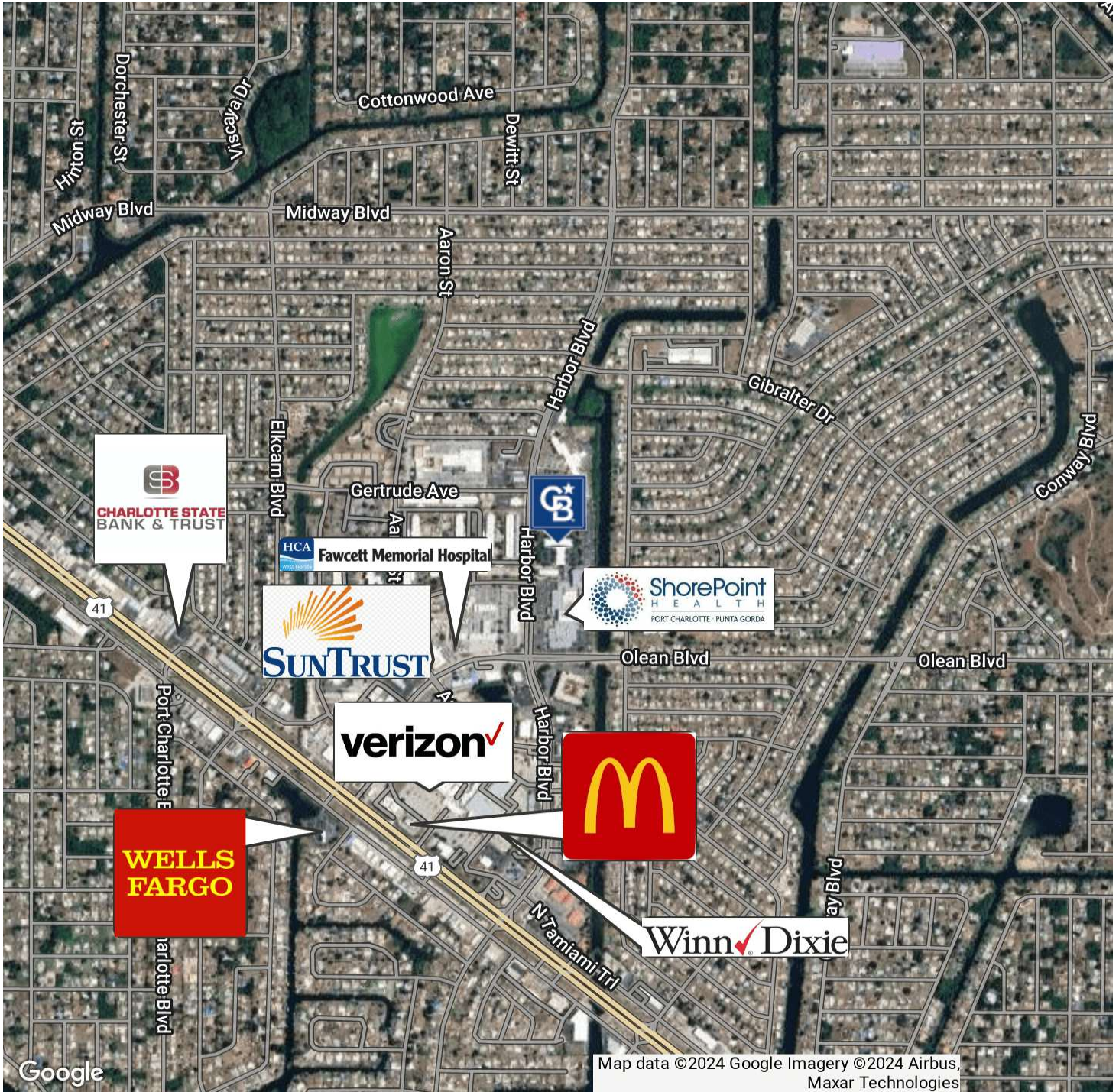


COLDWELL BANKER
COMMERCIAL
SUNSTAR REALTY

SALE

MEDICAL ARTS BUILDING UNIT 5&6 FOR SALE

2400 Harbr Blvd Units 5&6 Port Charlotte, FL 33952



Danny Nix Jr
941 225 4663

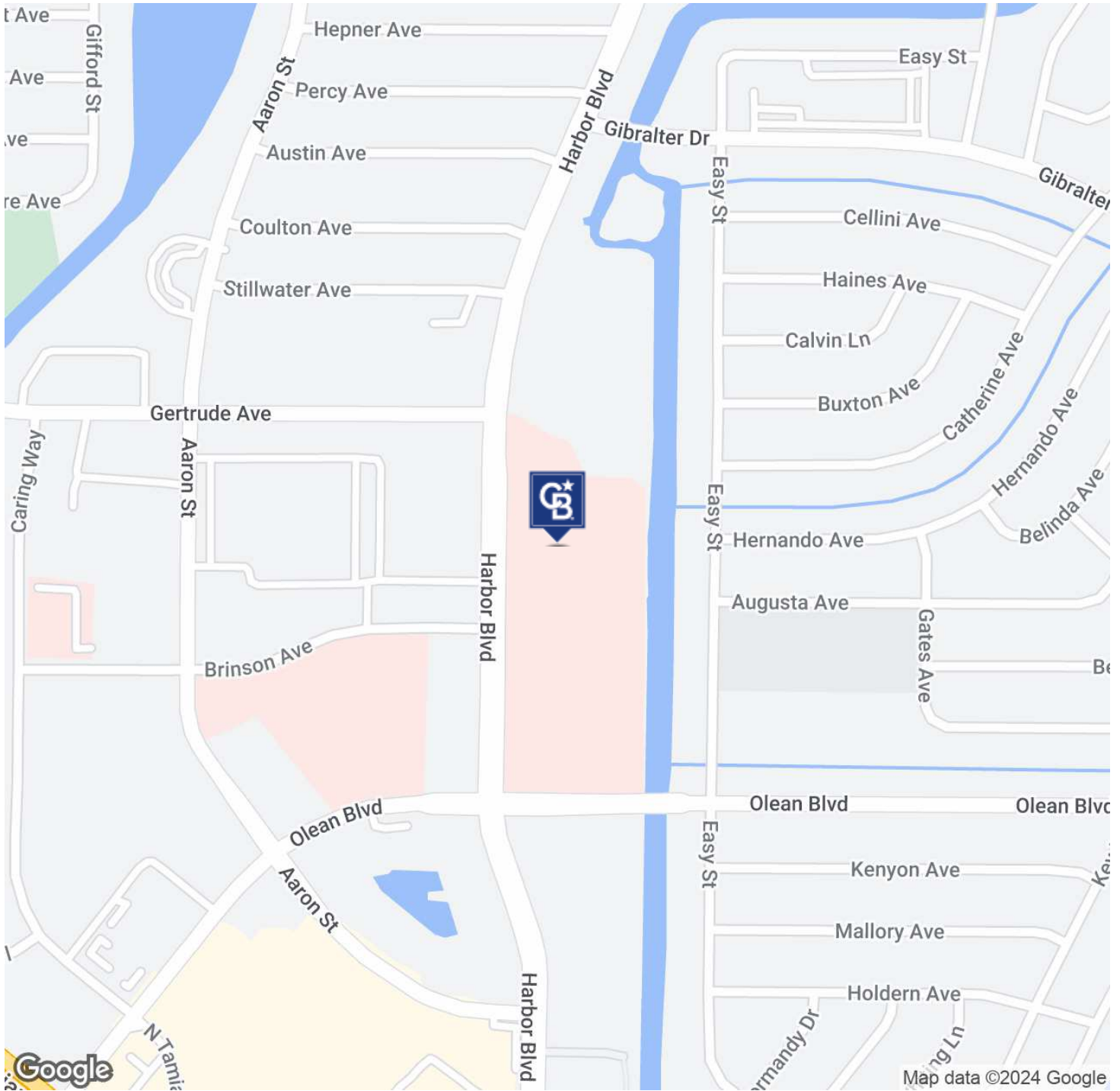


COLDWELL BANKER
COMMERCIAL
SUNSTAR REALTY

SALE

MEDICAL ARTS BUILDING UNIT 5&6 FOR SALE

2400 Harbr Blvd Units 5&6 Port Charlotte, FL 33952



Danny Nix Jr
941 225 4663

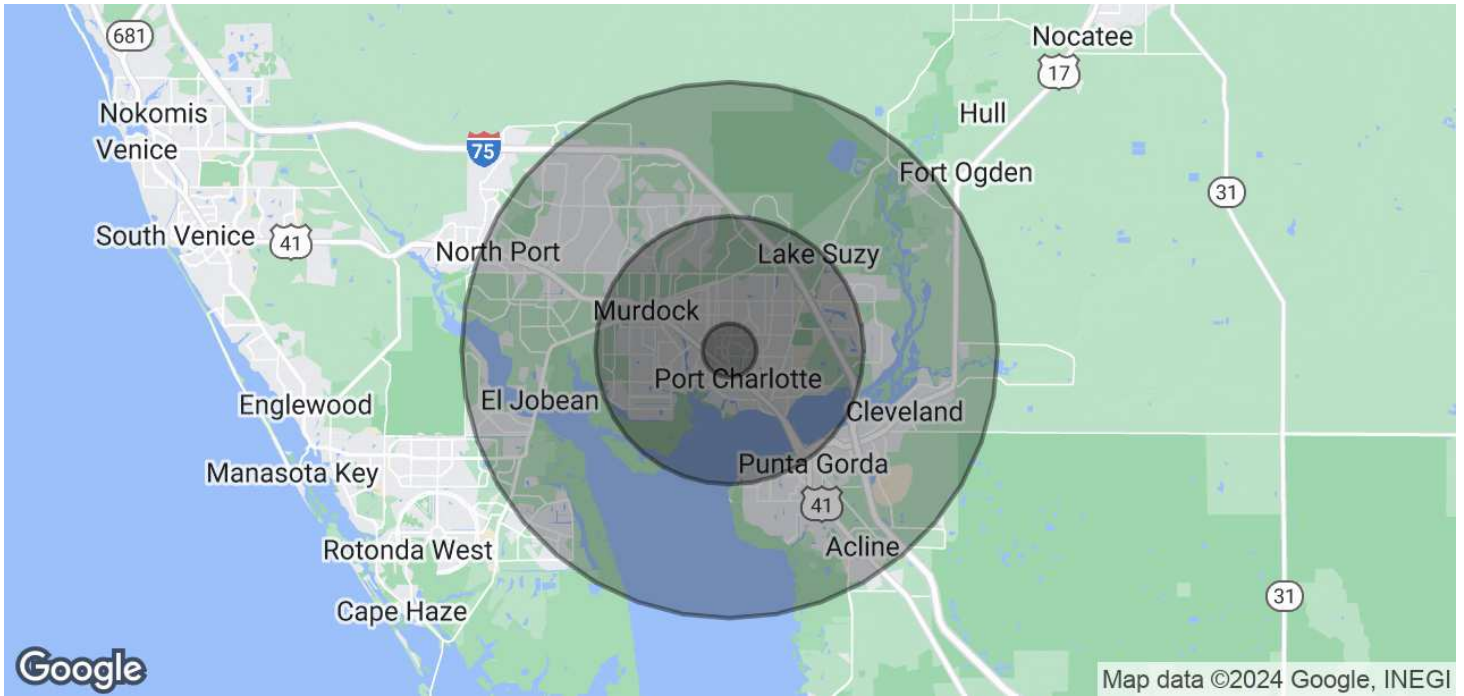


**COLDWELL BANKER
COMMERCIAL**
SUNSTAR REALTY

SALE

MEDICAL ARTS BUILDING UNIT 5&6 FOR SALE

2400 Harbr Blvd Units 5&6 Port Charlotte, FL 33952



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,138	92,031	192,423
Average Age	54	55.2	54.7
Average Age (Male)	50.7	51.6	52.5
Average Age (Female)	56.6	56.9	55.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,277	45,861	98,914
# of Persons per HH	1.9	2	1.9
Average HH Income	\$39,504	\$58,469	\$59,899
Average House Value	\$128,099	\$202,497	\$222,733

2020 American Community Survey (ACS)

Danny Nix Jr
941 225 4663



**COLDWELL BANKER
COMMERCIAL**
SUNSTAR REALTY