



400 S. Tamiami Trail



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Executive Overview



Executive summary



Property Facts

Land Area: 23,800 Sq.Ft.

Year Constructed: 1973

Effective Year of Construction: 1990

Number of Bathrooms: 6

Heating & AC: Ducted heat and air conditioning

Roofing Material: Elastomeric membrane

Exterior Walls: Stucco

Structural Frame: Load-bearing masonry & concrete walls

Roof Design: Low-pitch shed roof

Municipality: City of Venice

Subdivision: 0631 - Venezia Park Sec of Venice

Property Use: 194X - Medical professional/multi-story, single or multi-tenant, mixed-use

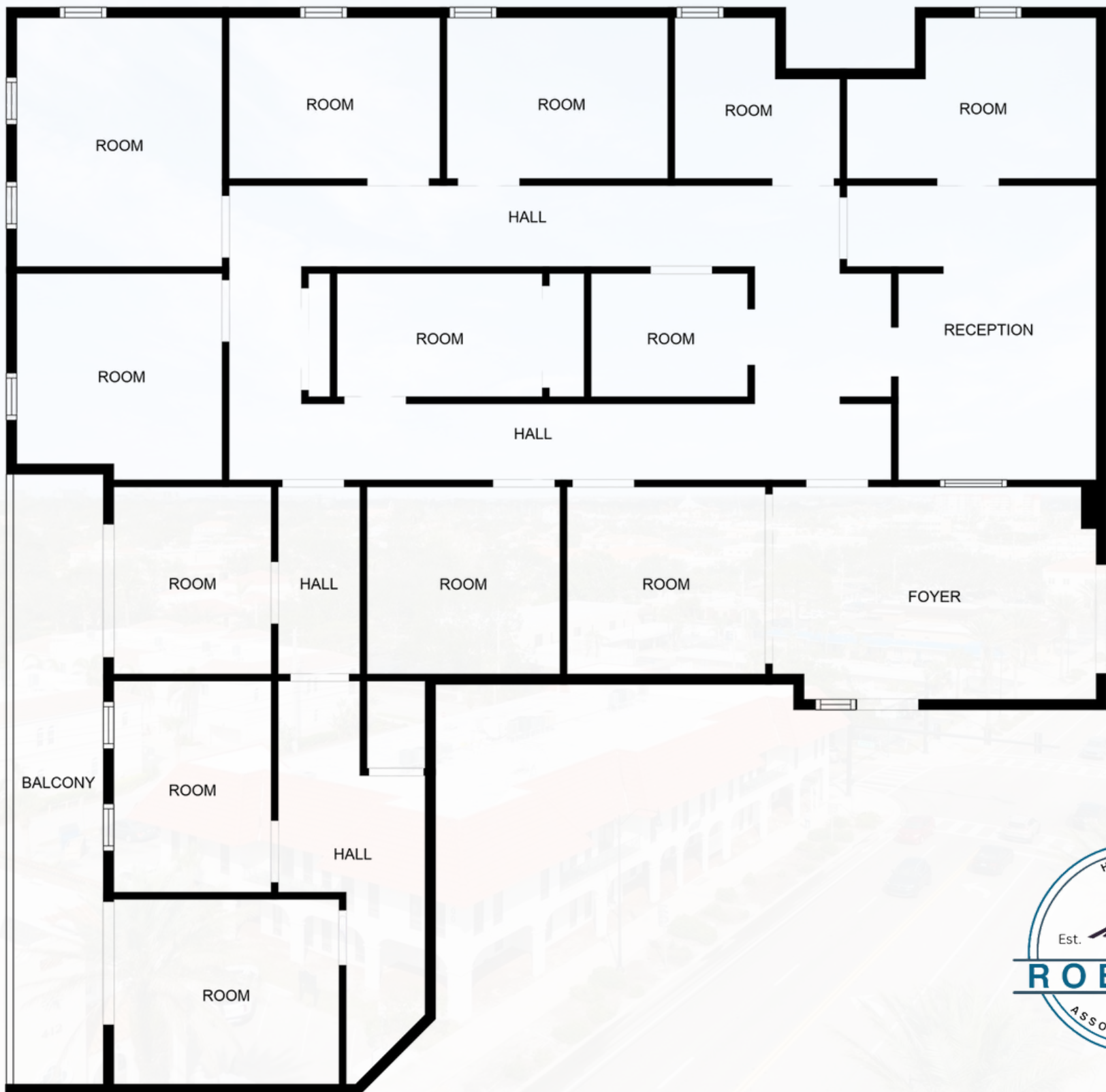
Status: Section/Township/Range: 07-39S-19E

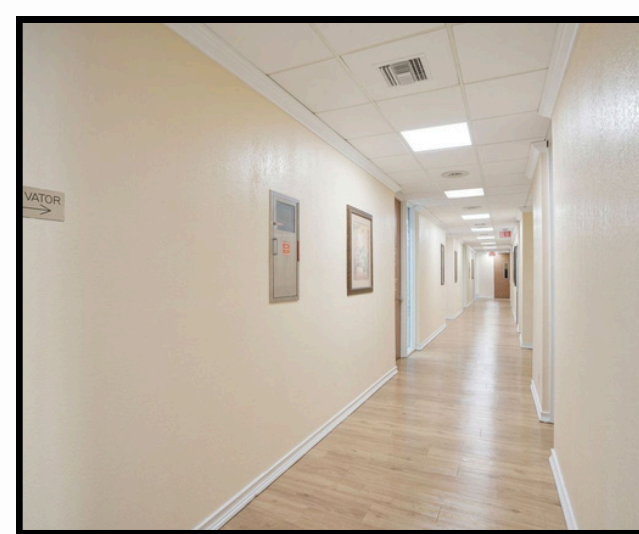
Zoning: ST2 - South Trail: Subarea 2

Parcel Description: Lots 1, 2, 3 Block 87, Venezia Park Sec of Venice

11-unit 2 story Multi-tenant Office building located on US-41 in Venice, FL. This building totals 19,838 SF with great access and frontage on a major highway in Sarasota, County along with excellent parking on site and the adjoined 10,150 SF parking lot with an additional 30 parking spaces, 17,643 SF of it leasable, 86% occupancy.

Great for an investor looking for income producing with add value opportunities as well as the potential to utilize some of the space for your own business then collect rent to cover cost/income producing.





Area Overview



VENICE OVERVIEW

Discovering the Charm of Venice, Florida

Situated in Sarasota County, Florida, Venice is a charming city that features "Venice Island"—a part of the mainland linked by bridges over the Intracoastal Waterway. To the north, you'll find Nokomis, while Englewood lies to the south.

Visitors to Venice can explore a range of attractions, including the renowned Venice Beach, celebrated for its offshore coral reef, and Caspersen Beach, famous for the abundance of shark teeth along its shoreline. A must-visit is Venetian Waterway Park, where multi-use trails follow the Intracoastal Waterway.

For those in search of a serene green escape, Centennial Park boasts an interactive fountain, and the Monty Andrews Arboretum at West Blalock Park provides a peaceful area for leisurely strolls. Additionally, Oscar Scherer State Park is a wonderful destination, offering chances to spot Florida scrub jays and other local wildlife.



DIVERSIFYING ECONOMY

Infotech, life sciences, professional services and clean technology are some of the growing sectors propelling the economy.



MANUFACTURING

The Sarasota metro is home to many manufacturing companies including PGT Innovations, Sun Hydraulics Corp., Helios Technologies and Tervis.



TOURISM INDUSTRY

A warm year-round climate, miles of beaches and an abundance of activities and attractions draw millions of tourists to the region during a typical year.

Highlights



Venice has gained recognition in several rankings, including being listed as one of the top 10 Happiest Seaside Towns by Coastal Living. It also ranked second for livability in Florida according to the U.S. Chamber of Commerce and was included in the 100 Best Cities to Live in Florida, alongside seven other communities in Southwest Florida.



Discover the Largest Per-Capita Community Theater in the US Venice Theatre, with an operating budget of almost three million dollars, holds the title of the largest per-capita community theater in the United States.



Venice, Florida, is renowned for its breathtaking natural beauty and world-class beaches. But did you know that this Gulf Coast city is also steeped in fascinating history and culture? Explore this captivating town beyond its 14 miles of pristine coastline to uncover its rich cultural heritage.



The economy of Venice, Florida, is primarily driven by tourism, thanks to its beaches and outdoor activities, along with seasonal visitors. Real estate and development, especially in retirement and residential communities, significantly contribute to economic growth. The healthcare sector is also expanding due to increased demand from the growing retiree population.

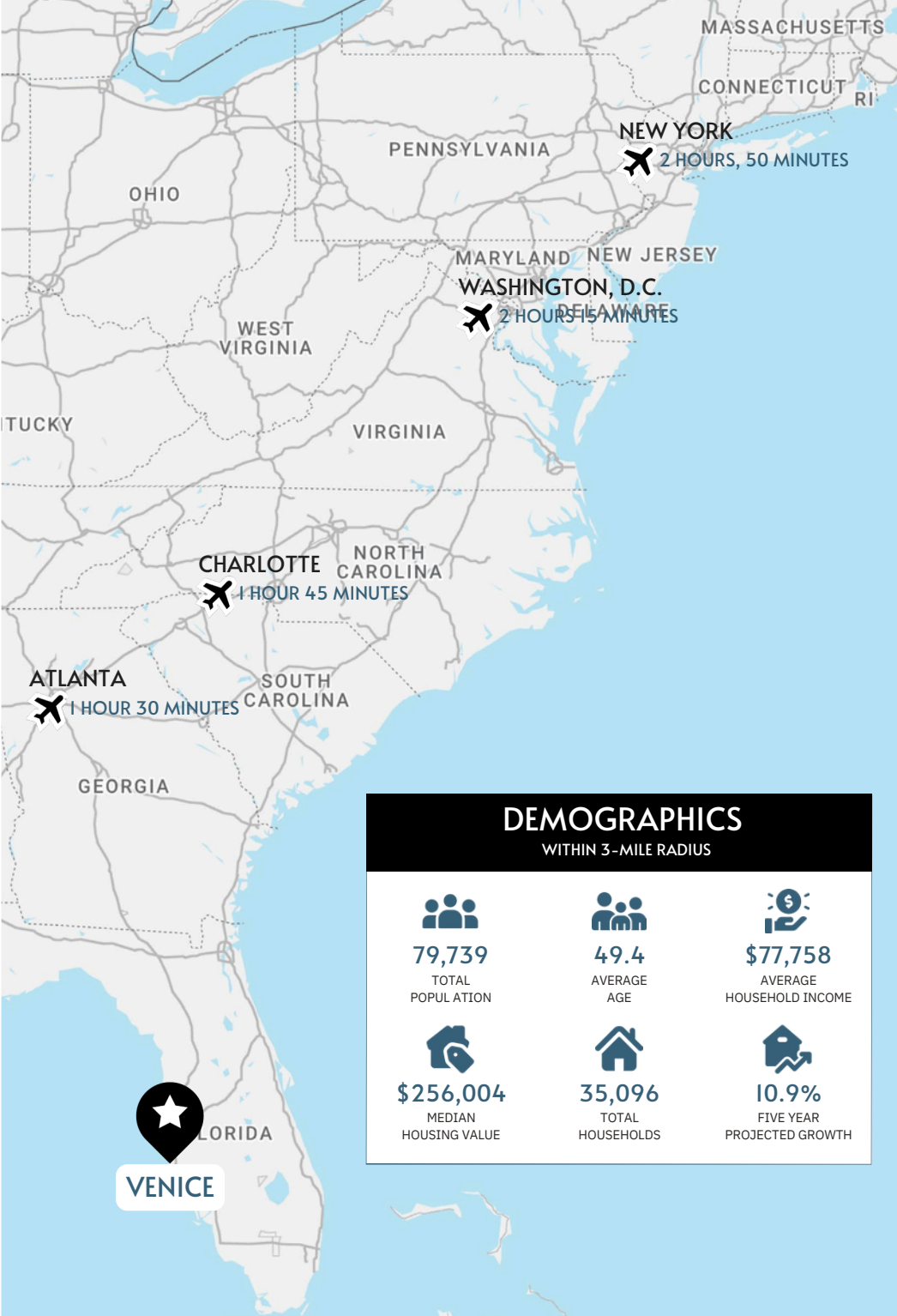
ACCESSIBILITY AND CONNECTIVITY

Located in the heart of the Sarasota metro area, Venice, FL is conveniently positioned with easy access to major transportation routes. The city is bordered to the east by Interstate 75, a key highway stretching 1,786 miles from Canada to Miami, making travel throughout the region seamless. For those looking to head to downtown Sarasota, the Fruitville Road exit provides a quick route, while the historic Tamiami Trail (US-41), connecting Tampa to Miami since the 1920s, runs right through the city.

Travelers flying into the area will find the Sarasota-Bradenton International Airport (SRQ) a short drive away, serving as a central hub for a variety of airlines, including U.S. Airways, American Airlines, Delta, JetBlue, United, and Air Canada. In 2022, SRQ saw nearly 3.8 million passengers, welcoming both domestic and international flights, making it a convenient choice for visitors traveling to and from Venice.

CITY	FLIGHT TIME
ATLANTA	1 Hour 30 Minutes
CHARLOTTE	1 Hour 45 Minutes
WASHINGTON, D.C.	2 Hours 15 Minutes
NEW YORK CITY	2 Hours 50 Minutes

CITY	DRIVE TIME
TAMPA	1 Hour
ORLANDO	2 Hours 30 Minutes
MIAMI	3 Hours 30 Minutes
JACKSONVILLE	4 Hours 30 Minutes



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Experienced Real Estate Professional

Troy, a proud second-generation native of Sarasota, Florida, has deep roots in the community. He joined the family business, Harry E. Robbins Associates Inc., as a sales associate in 2006 at just 19 years old, quickly rising to earn his Brokerage License in 2016. With a focus on Commercial Real Estate, Troy provides expert guidance to Buyers, Sellers, Landlords, and Tenants navigating transactions. He also works closely with investors looking to buy or sell cash-flow properties, helping them generate reliable net income. His commitment to his clients and community is a driving force behind his success.

Troy graduated from Riverview High School, where he was a standout on the Varsity Basketball team, earning three varsity letters. He was also president of the Fellowship of Christian Athletes for two years and was recognized with the Student-Athlete award for four consecutive years. After high school, Troy attended State College of Florida, where he completed his studies and successfully passed the Florida Real Estate Exam. He later returned to serve as an assistant coach for the boys' varsity basketball team at Riverview High School, where he continues to give back to the community that shaped him.

Beyond his professional and coaching roles, Troy is an active community member, contributing to a range of organizations. He has been involved with Sertoma, the Distinguished Alumni Foundation at Riverview High School, and City Commit, a non-profit helping men become better husbands, fathers, and leaders. For over two decades, he has been a dedicated participant in Mission of Hope, an initiative that supports Haiti and other Caribbean nations by providing food, education, and essential resources to those in need.



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