

FOR SALE

PRIME DOWNTOWN SARASOTA
OFFICE / MIXED-USE OPPORTUNITY

205 North Orange Avenue, Sarasota, FL 34236



IAN BLACK
REALESTATE
THE PLACE FOR SPACE

205 NORTH ORANGE AVENUE - PROPERTY SUMMARY

Sarasota, FL 34236



PROPERTY DESCRIPTION

Prime opportunity in Sarasota's Downtown Core (DTC) zoning district, one of the city's highest-intensity zones supporting mixed-use, residential, office, and hotel development. While the property currently features a fully leased, well-maintained building, it also represents a compelling future redevelopment opportunity. The 0.34-acre urban infill parcel allows 10 stories by right, with potential for additional height and density through attainable-housing incentives. Developers can explore 50 units/acre base density (approximately 15–17 units) with the ability to increase up to 200 units/acre (approximately 65–70 units) through the Downtown Density Bonus Program. A boutique hotel concept is equally feasible, with an estimated 40–80 keys depending on design and parking. Upper levels in a future build may achieve water views, subject to height and surrounding development. Located steps from Main Street, the property offers exceptional walkability, visibility, and long-term demand, making it attractive both as a stable income-producing asset and as a prime downtown redevelopment site.

VIDEO

OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	10,993 SF
Year Built:	1980
Building Class:	B
Price / SF	\$454.83

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,449	33,486	70,222
Total Population	14,043	73,598	151,924
Average HH Income	\$114,513	\$96,737	\$102,522



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205 NORTH ORANGE AVENUE
Sarasota, FL 34236



PROPERTY HIGHLIGHTS

- Located in the DTC district allowing one of the highest mixed-use, residential, office, or hotel developments
- Strategically located one block off Fruitville Road with convenient access to US-41 and I-75
- Approximately 10,993 SF over three levels
- Renovated in 2016, modern systems and interior upgrades
- On-site surface parking
- Multi-tenant layout with executive suites or full-floor options
- Excellent walkability to shops and restaurants
- Present tenants include professional offices, small businesses and executive suites



SCAN TO VIEW EXTERIOR VIDEO



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205 NORTH ORANGE AVENUE - PHOTOS

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Information deemed reliable but not guaranteed. Prices subject to change without notice.



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205 NORTH ORANGE AVENUE - INCOME, EXPENSES & RENT ROLL

Sarasota, FL 34236

Suite	Tenant	Trade	Pro Forma Monthly Gross Income	Vacancy	Actual Monthly Gross Income	Expiration	Net Leasable (sf)	\$/SF/Y	Notes
101	Weichert, Realtors Hallmark Properties	Realtor	\$ 2,400.00	\$ -	\$ 2,400.00	07/31/30	1,150	\$ 25.04	1
102	Soulful Waves	Wellness	\$ 4,291.42	\$ -	\$ 4,291.42	11/30/27	1,900	\$ 27.10	1
201	FL Lender LLC	Investment	\$ 2,665.00	\$ -	\$ 2,665.00	08/31/28	1,172	\$ 27.29	1
202	Revicle	Corporate	\$ 3,065.00	\$ -	\$ 3,065.00	02/28/27	1,453	\$ 25.31	1
203	Birch Tree Accupuncture & Wellness	Wellness	\$ 1,343.71	\$ -	\$ 1,343.71	12/31/25	600	\$ 26.87	1
3	Firmo Construction LLC	General Contractor	\$ 9,350.00	\$ -	\$ 9,350.00	12/31/29	3,300	\$ 34.00	
TOTAL			\$ 23,115.13	\$ -	\$ 23,115.13		9,575		
Notes:									
1	3% yearly increase or CPI, whichever is higher								
		Gross Income	\$ 277,381.56						
		Expenses							
		Taxes	\$ 33,314.00						
		Insurance	\$ 21,000.00						
		Elevator	\$ 2,000.00						
		Water/Trash	\$ 13,600.00						
		Net Operating Income	\$ 207,467.56						



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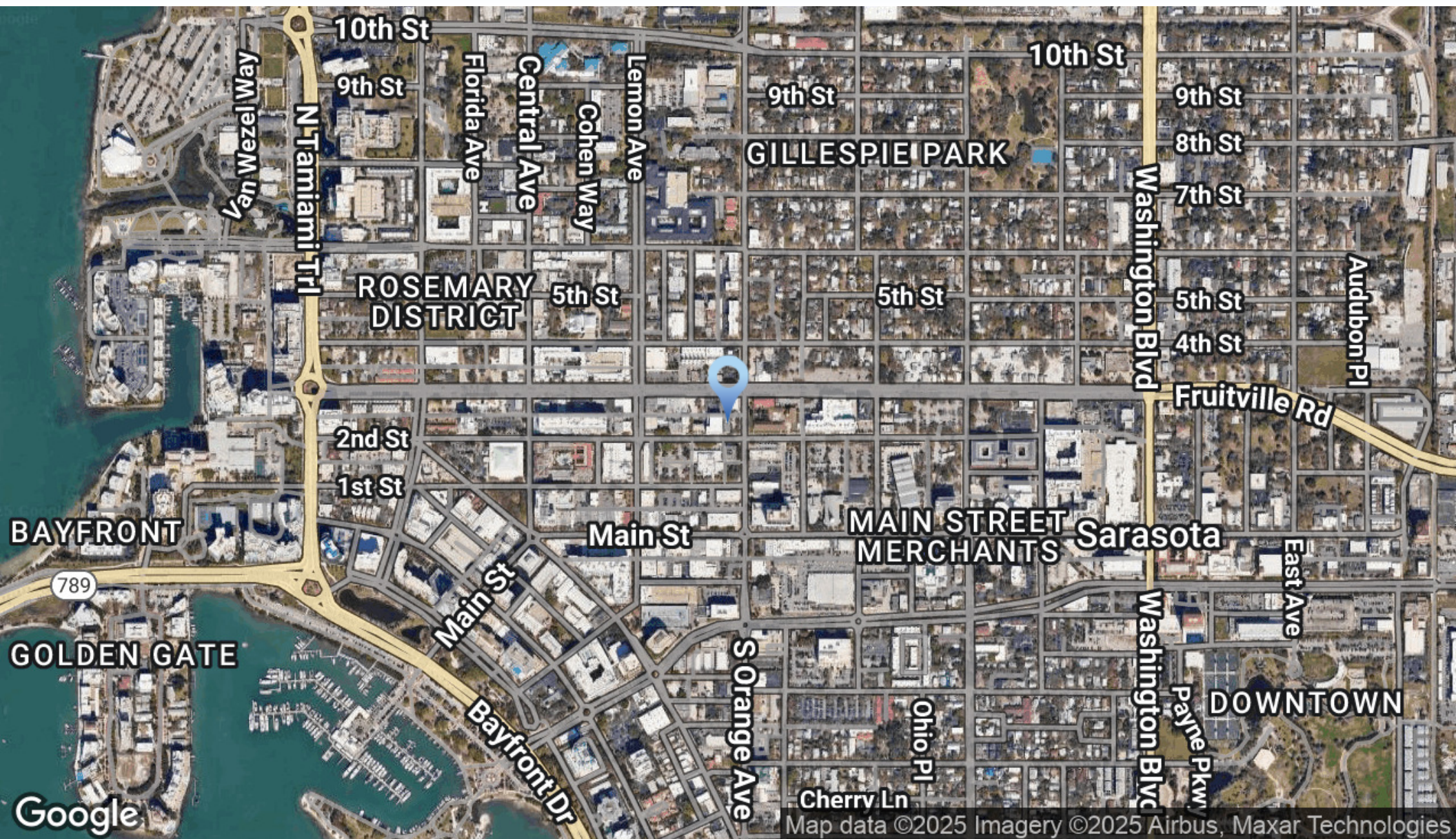


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205 NORTH ORANGE AVENUE - AERIAL MAP

Sarasota, FL 34236



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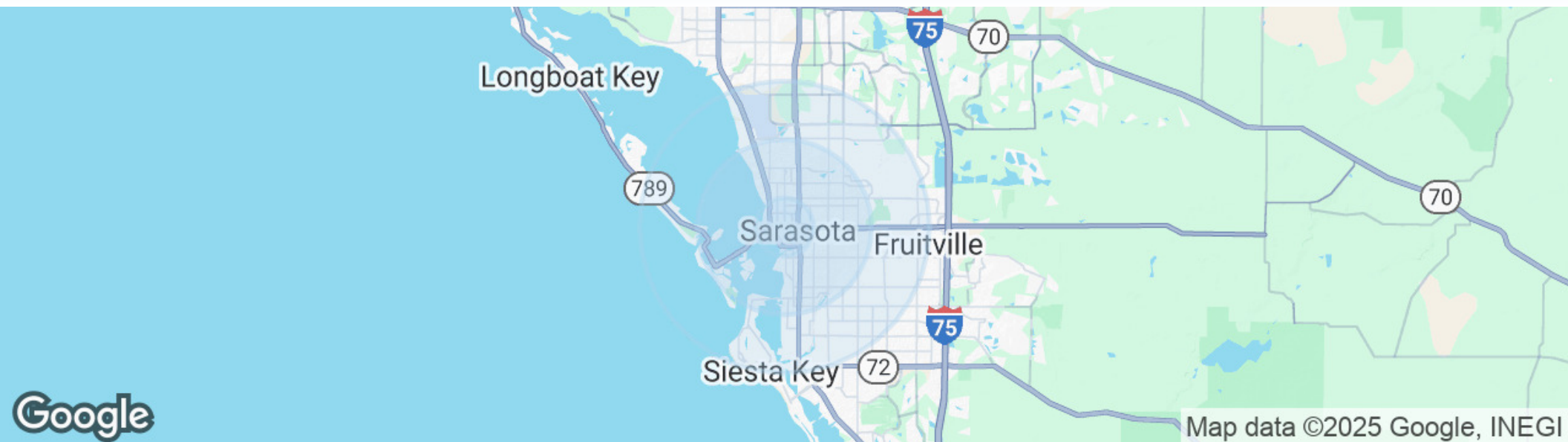


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205 NORTH ORANGE AVENUE - DEMOGRAPHICS

Sarasota, FL 34236



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,043	73,598	151,924
Average Age	56	49	50
Average Age (Male)	55	48	49
Average Age (Female)	57	50	51

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,449	33,486	70,222
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$114,513	\$96,737	\$102,522
Average House Value	\$861,386	\$535,482	\$516,986

Demographics data derived from AlphaMap



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JAG GREWAL, CCIM, SIOR
Broker Associate/Partner



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Professional Background

Born in West Malaysia, Jag finished elementary school and the family then moved south so he could attend middle school to Singapore. At 14, they immigrated to Australia, where Jag completed high school at 16 and won a scholarship with BHP Co. Ltd to attend the University of South Australia. After successfully completing a rigorous degree program in Electrical Engineering, Jag decided to join his father's property development company and learned the business. In the late 90's, his entrepreneurial spirit brought him to America. After a short stint in Arizona in property development, Jag discovered Sarasota as he was flying to Africa on a mission assignment. He completed that assignment and moved to Sarasota in December 2000. He joined Coldwell Banker and rose to be the #1 agent in the Sarasota market for Coldwell Banker in 2006. In 2009, he left Coldwell Banker Commercial to form a partnership with Ian Black, Steve Horn & Marci Marsh at Ian Black Real Estate, where he is a Partner. Jag is married to his amazing, beautiful and creative wife Amy Grewal and they have four lovely children. He enjoys squash and golfing, when time permits.

A well respected commercial real estate broker, Jag has completed sales and leases over \$500M in this region and has earned numerous distinctions throughout his career including:

Past President of the Commercial Investment Division – an organization that serves all of the commercial real estate practitioners /affiliates in Sarasota County

Prestigious Commercial Realtor of the Year, awarded by his peers in December 2007

Obtained CCIM designation in March 2015, awarded by the Certified Commercial Investment Member Institute.

Obtained the rare SIOR (Dual) designation bestowed by the Society of Industrial and Office Realtors, one of only 140 worldwide.

2015 - 2020 Board Member of the Lakewood Ranch Business Alliance

2019- Current Board Member of the Bradenton EDC

2021 – Board of Trustees for Forty Carrots Family Center



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HEIDI HABER
Sales Associate



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Professional Background

A native of Michigan, Heidi came to Florida in 2007 to escape the cold winters. After spending time in various cities throughout Florida, she decided on Sarasota. With its unmatched weather, culture, local food scene and welcoming people, Heidi knew this is where she and her three children should live.

A real estate professional since 2014, Heidi is known for integrity, diplomacy, and sincerity in all her real estate sales. During her time in the business, she has first and foremost strived to be someone in whom her clientele and colleagues can put their trust and faith in. As a former sales executive for nearly 20 years, Heidi uses her unique negotiating insights to tirelessly advocate for her clients. When working with buyers and sellers, Heidi is assertive and effective without being too aggressive. Living here for 15 years, she offers a seasoned knowledge of the city and an intimate understanding of what makes each area of Sarasota so special. Above all, Heidi values relationships over transactions, and much of her business comes from repeat clients or referrals. Whether it's a commercial building, or an investment property, Heidi provides the same level of unmatched service for all her buyers and sellers at any stage of their journey. She is communicative, thorough, and detail-oriented—and she'll be alongside you every step of the way.



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