

SALE

Turnkey Medical Office with Procedure Suite & Included Medical Equipment

2103 S MCCALL RD

Englewood, FL 34224

PRESENTED BY:

GAIL BOWDEN

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BEN GRAHAM

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PROPERTY SUMMARY



360° VIRTUAL TOUR

OFFERING SUMMARY

SALE PRICE:	\$1,600,000
NUMBER OF UNITS:	1
LOT SIZE:	0.46 Acres
BUILDING SIZE:	2,807 SF
ZONING:	OMI
YEAR BUILT:	1983
APN:	412005411001

PROPERTY HIGHLIGHTS

- 2,807± SF Freestanding Medical Office Building
- Established Interventional Pain Management Facility for 20+ Years
- Purpose-Built Specialty Medical & Procedure Space
- Dedicated Procedure Room & Recovery Area
- RFA (Radiofrequency Ablation) System & Associated Leads Included
- Autoclave Included
- Multiple Exam Rooms, Physician Offices & Administrative Offices
- Reception Area with Functional Medical Office Layout
- 22 On-Site Parking Spaces – Approximately 7.8 Spaces per 1,000 SF
- Excellent Visibility on High-Traffic S. McCall Road (SR-776)
- Monument & Building Signage
- Ideal for Pain Management, Orthopedics, Spine, Sports Medicine, Podiatry, Vascular & Other Specialty Medical Practices
- Existing Medical Buildout Can Significantly Reduce Improvement Costs & Construction Time
- Convenient Access to Englewood, Venice, North Port, Boca Grande & Surrounding Southwest Florida Communities
- Strong Southwest Florida Demographics & Growing Healthcare Market
- Excellent Owner-User or Medical Investment Opportunity

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PROPERTY DESCRIPTION

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A rare opportunity to acquire a 2,807± SF freestanding medical office building with specialized medical improvements and procedure infrastructure already in place.

Operated as St. Anthony Health Care - Interventional Pain Medicine for more than 20 years, the property has been thoughtfully designed and configured for outpatient interventional procedures and specialty medical use.

The existing layout includes a dedicated procedure room, recovery area, multiple exam rooms, physician and administrative offices, reception area, and supporting clinical space, providing an established medical environment that can significantly reduce the time and expense associated with converting traditional office space for medical use.

Certain specialized medical equipment will remain with the property and is included in the sale, including an RFA (Radiofrequency Ablation) system with associated leads and an autoclave. The existing GE Healthcare OEC 9900 Elite C-Arm fluoroscopy system is leased and is not included in the sale.

The property also offers 22 on-site parking spaces, providing an exceptional parking ratio of approximately 7.8 spaces per 1,000 SF—an important advantage for medical practices with higher patient volumes.

With its existing procedure-room infrastructure, medical buildout, excellent parking, and prominent location along S. McCall Road (SR-776), the property provides an excellent opportunity for pain management, orthopedics, spine, sports medicine, podiatry, vascular, or other specialty medical practices.

The building can substantially reduce the buildout costs and construction time typically associated with establishing a specialty medical or procedure-based practice. Its location also provides convenient access to Englewood, Venice, North Port, Boca Grande, and surrounding Southwest Florida communities.

This is an exceptional owner-user or medical investment opportunity to acquire a purpose-built medical facility in Southwest Florida's growing healthcare market.

LOCATION DESCRIPTION

Strategically located along the highly traveled S. McCall Road (SR-776) corridor, the property enjoys outstanding visibility, easy access, and close proximity to Englewood Beach, Historic Dearborn Street, Lemon Bay, regional healthcare providers, and the rapidly growing residential communities of Englewood, Venice, North Port, and Boca Grande.

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PROPERTY DETAILS

SALE PRICE	\$1,600,000
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LOCATION INFORMATION

BUILDING NAME	Turnkey Medical Office with Procedure Suite & Included Medical Equipment
STREET ADDRESS	2103 S McCall Rd
CITY, STATE, ZIP	Englewood, FL 34224
COUNTY	Charlotte
MARKET	Englewood
CROSS-STREETS	McCall Rd & Edison Dr
TOWNSHIP	41
RANGE	20
SECTION	05
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Highway
MARKET TYPE	Medium
NEAREST HIGHWAY	0 Miles to 776 (McCall Rd)
NEAREST AIRPORT	67 Miles to Southwest Florida International Airport

BUILDING INFORMATION

BUILDING SIZE	2,807 SF
BUILDING CLASS	B
OCCUPANCY %	0.0%
TENANCY	Single
CEILING HEIGHT	8.5 ft
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	2,807 SF
YEAR BUILT	1983
YEAR LAST RENOVATED	2025
GROSS LEASABLE AREA	2,807 SF
LOAD FACTOR	0.0
CONSTRUCTION STATUS	Existing
FRAMING	Concrete Block
CONDITION	Good
ROOF	Shingle/5 yrs old +/- with warranty
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FOUNDATION	2' STEMWALL&FOOT
EXTERIOR WALLS	Concrete Block
MEZZANINE	0
OFFICE BUILDOUT	Medical Buildout

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PARKING & TRANSPORTATION

STREET PARKING	No
PARKING PRICE PER MONTH	\$0.00 /month
PARKING TYPE	Surface
PARKING RATIO	7.8
NUMBER OF PARKING SPACES	22

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
ELEVATORS	NO
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	2 yrs old +/- with warranty
CENTRIX EQUIPPED	No
LEED CERTIFIED	No
RESTROOMS	3.0
LANDSCAPING	Minimal

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	OMI
LOT SIZE	0.46 Acres
APN #	412005411001
LOT FRONTAGE	103 ft
LOT DEPTH	180 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	29000
TRAFFIC COUNT STREET	McCall Rd
WATERFRONT	No
POWER	Yes

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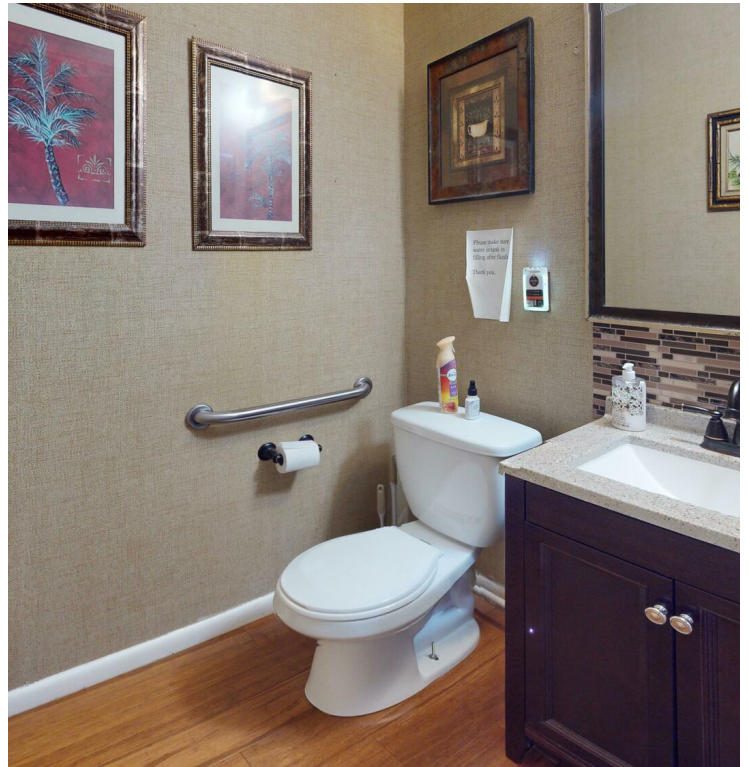
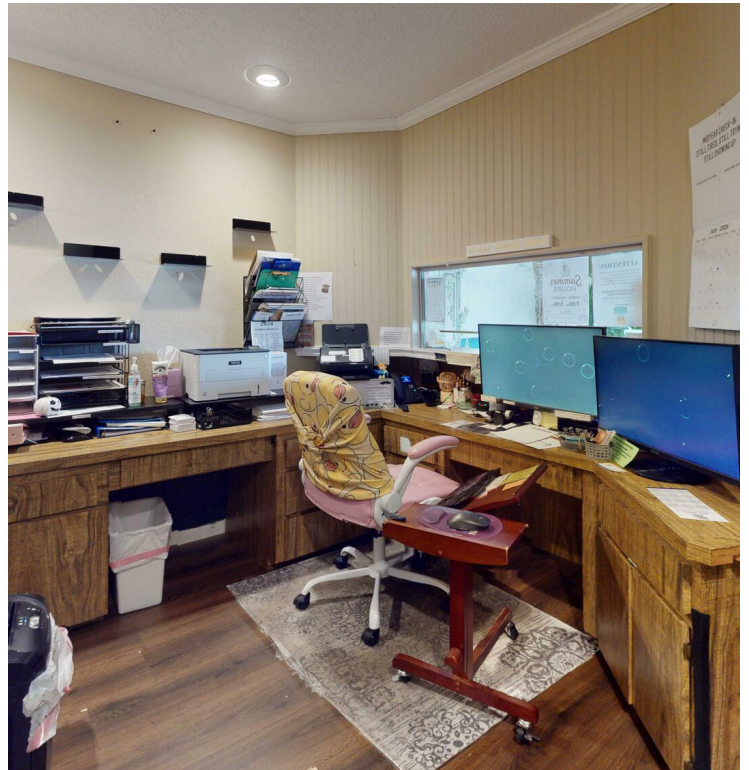
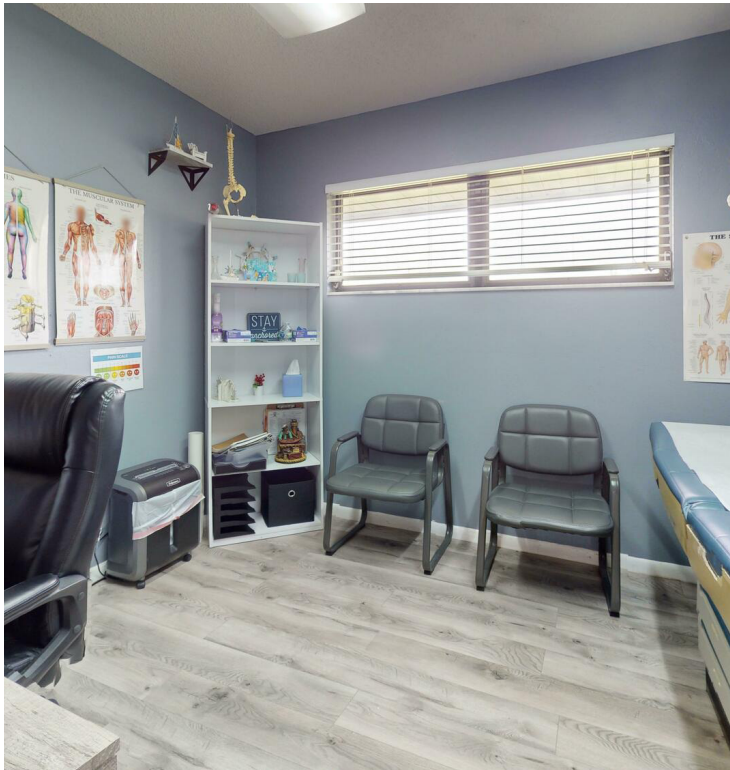
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ADDITIONAL PHOTOS



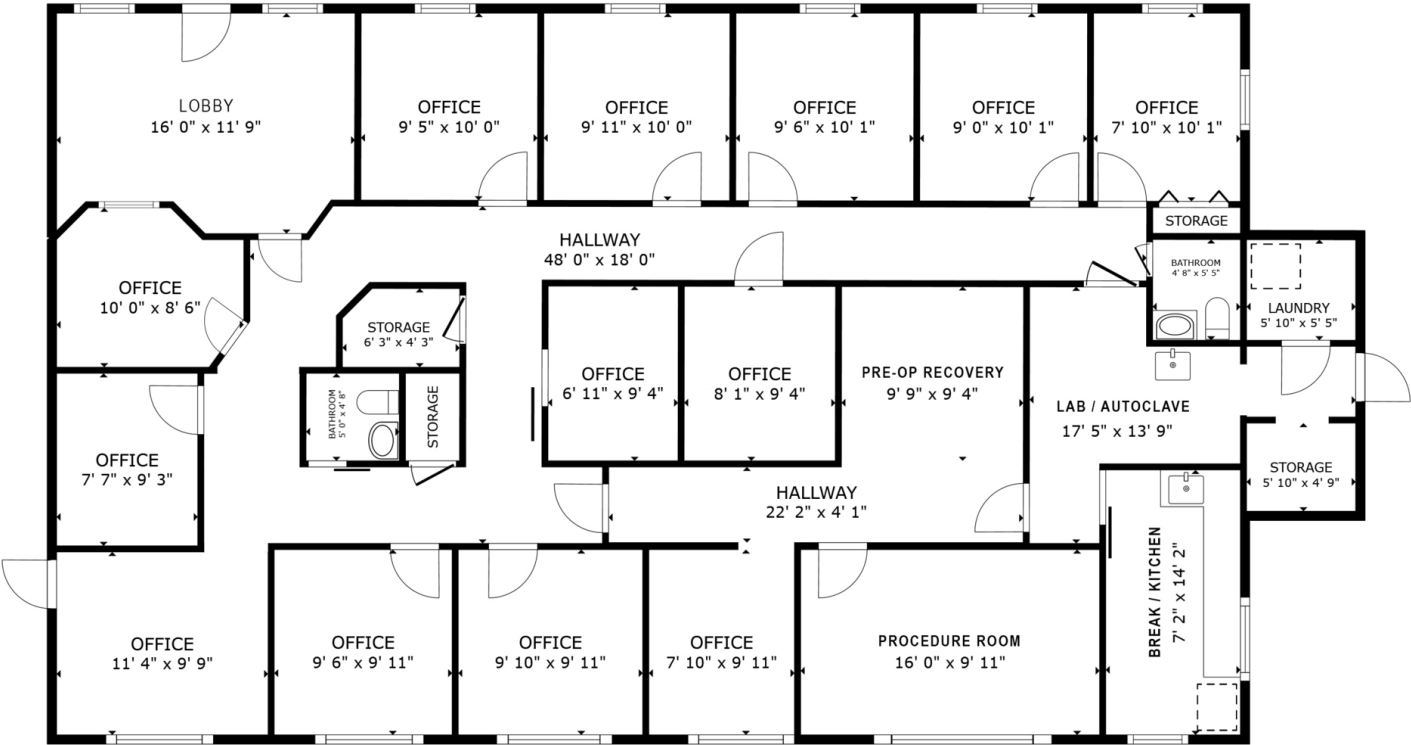
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FLOOR PLAN



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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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AERIAL MAP



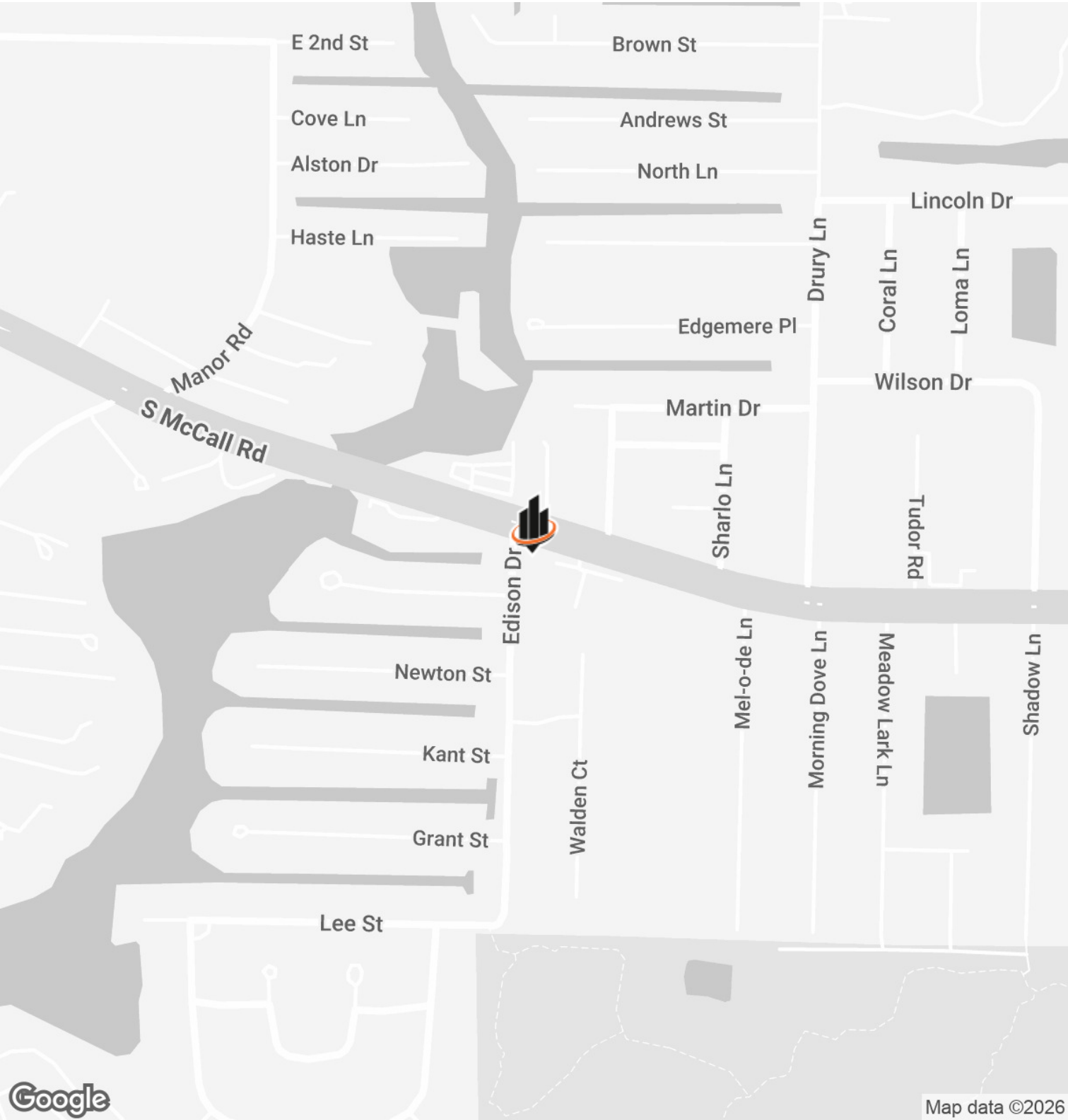
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AERIAL MAP



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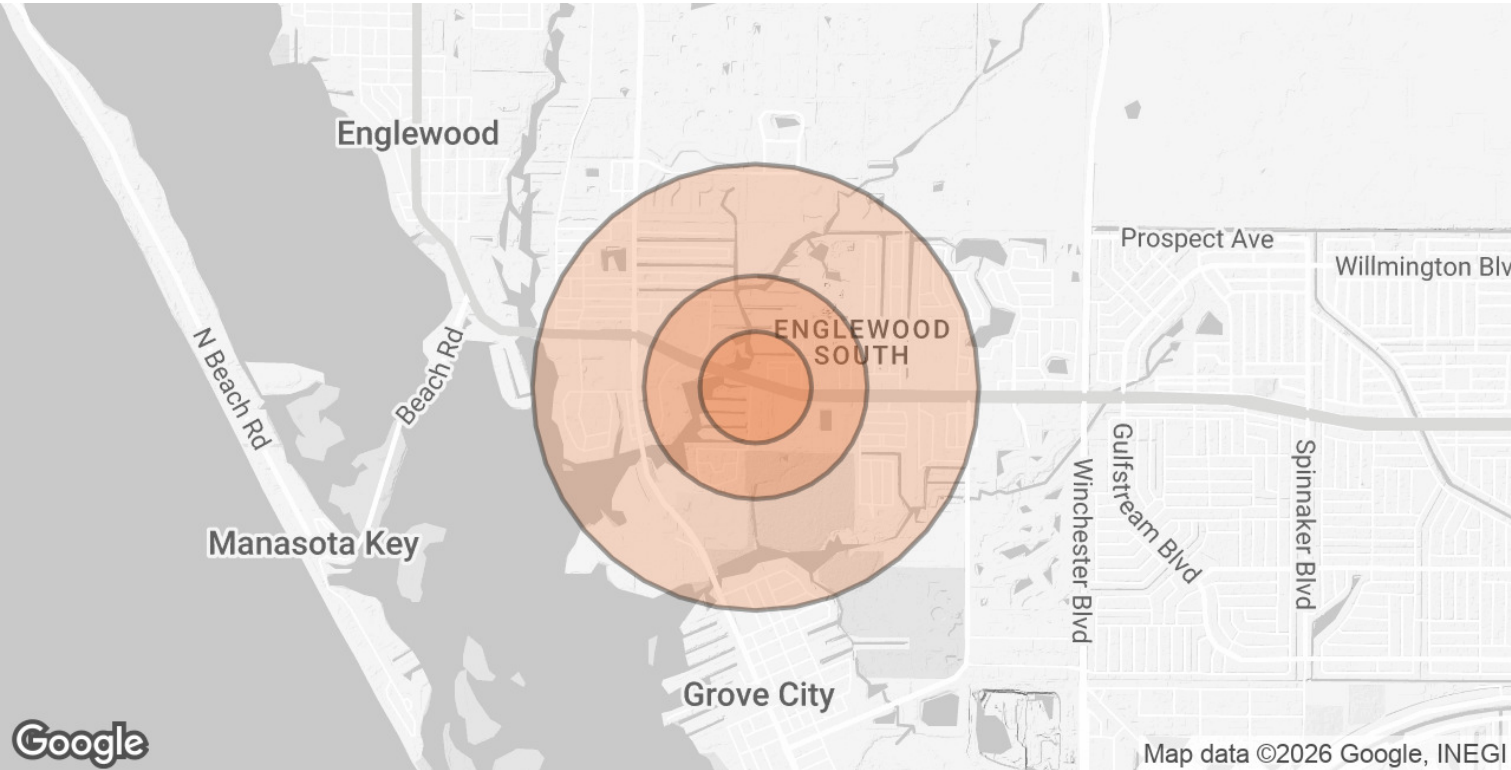
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	277	1,099	3,679
AVERAGE AGE	65.9	65.7	66.7
AVERAGE AGE (MALE)	64.1	63.8	64.8
AVERAGE AGE (FEMALE)	67.3	67.1	67.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	118	476	1,750
# OF PERSONS PER HH	2.3	2.3	2.1
AVERAGE HH INCOME	\$69,241	\$73,356	\$79,836
AVERAGE HOUSE VALUE	\$245,206	\$266,483	\$279,257

2023 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
Real Estate Forum's Women of Influence 2020 & 2016
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
Ranked #11 worldwide & #2 in Florida with SVN 2019
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

SVN | Commercial Advisory Group

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PROFESSIONAL BACKGROUND

As a United States Marine Corps Veteran, Ben learned the value of honor, courage, and commitment early in life and these core values have influenced all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his business relationships.

In addition to his service in the military, Ben has excelled in several of Florida's top firms. The Ritz Carlton, PGA Fed-Ex Tour VIP - Sponsorship Sales, Executive Level Advertising Sales and was consistently in the Top Sales Agents for Michael Saunders & Co.

His honest and professional approach to the clientele he works with creates a sense of confidence that translates into continued business and mutually beneficial relationships.

Travel, friends, volunteering, golf, beaches, and musical entertainment are a few of his favorite pastimes. Living in Southwest Florida for the past 21 years, and working throughout the state of Florida, gives his clients a unique advantage and understanding of the Florida market.

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