

## MULTIFAMILY PROPERTY

600 OLD ENGLEWOOD ROAD, ENGLEWOOD, FL, USA, ENGLEWOOD, FL

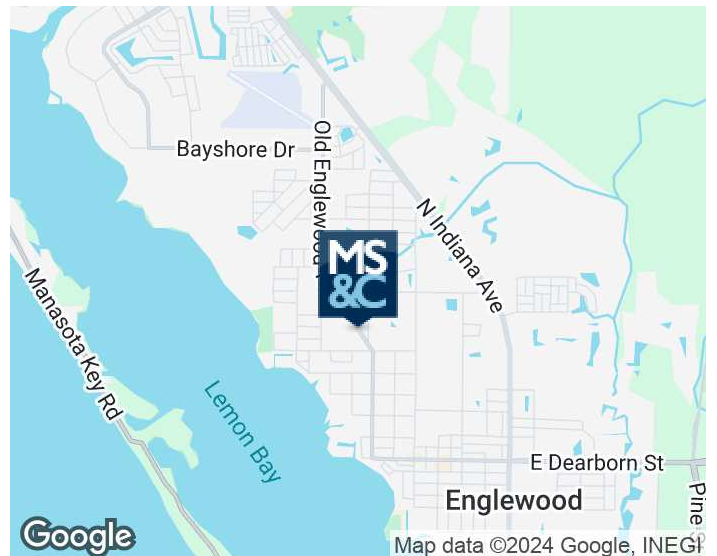


### ADDRESS

600 Old Englewood Road, Englewood, FL, USA  
Englewood, FL 34223

## PROPERTY FEATURES

- 7-unit multifamily property
- Zoned for RSF-3
- Prime location in Englewood
- Ideal for garden-style development
- Well-maintained property
- Close to amenities and transportation
- Excellent income-producing potential



	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households:</b>	193	667	2,069
<b>Total Population:</b>	370	1,291	3,909
<b>Average HH Income:</b>	\$82,524	\$78,334	\$77,798

PRESENTED BY:

**LEE DELIETO JR.**

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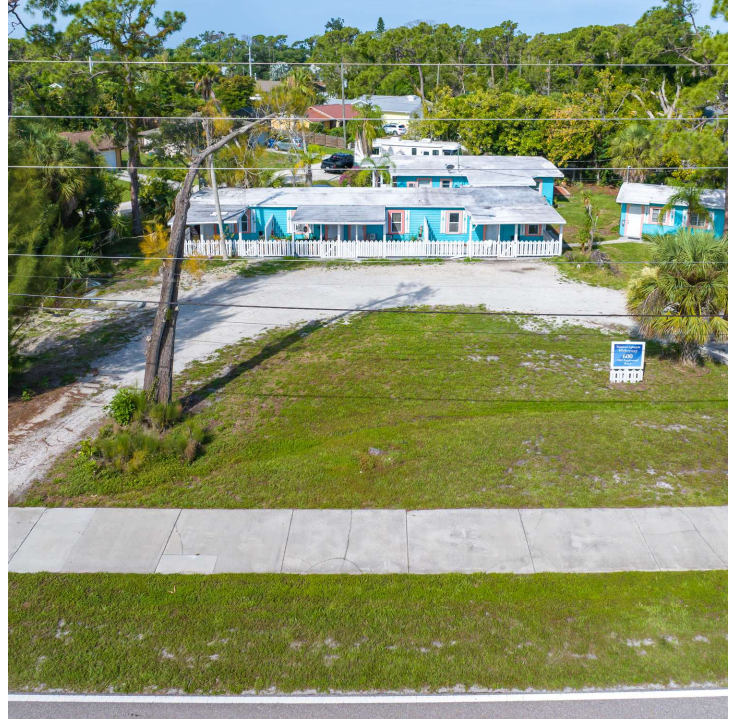
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### OFFERING SUMMARY

Sale Price:	\$1,100,000
NOI:	\$79,915
Building Size:	3,440 SF
Lot Size:	26,640 SF
Price / SF:	\$319.77
Cap Rate:	7.27%
Year Built:	1946
Renovated:	1996
Zoning:	RSF-3

### PROPERTY OVERVIEW

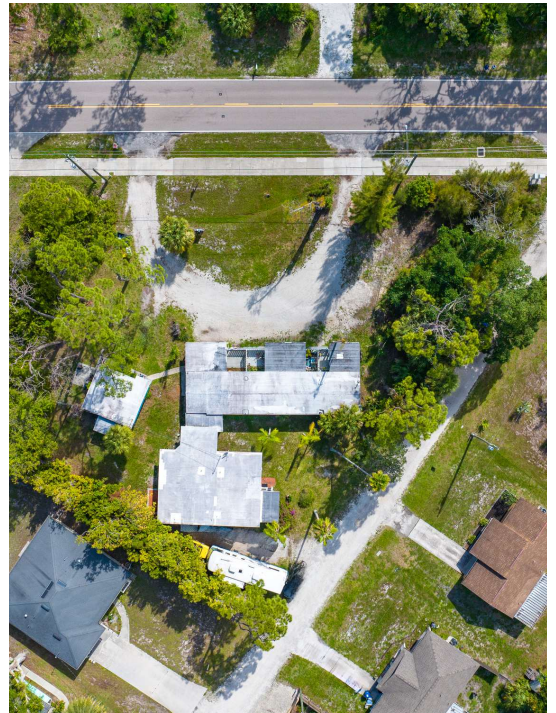
Introducing an exceptional opportunity for investors in the thriving Englewood area. This well-maintained 7-unit multifamily property is ideally situated in a prime location zoned for RSF-3. Designed for garden-style development, the property boasts attractive curb appeal and is in close proximity to amenities and transportation, ensuring convenience for residents. With excellent income-producing potential, this property offers a lucrative investment opportunity. Don't miss the chance to acquire this versatile asset with spacious units and a strong rental market. Call agent for NOI.

### LOCATION OVERVIEW

Situated in Englewood, Florida, a charming coastal town known for its beautiful beaches, vibrant arts scene, and outdoor recreational opportunities. Located near Lemon Bay, the property offers easy access to the Gulf of Mexico, pristine parks, and a variety of dining and shopping options. This prime location is ideal for those seeking a blend of tranquility and community-oriented living, with convenient proximity to major roads and local amenities.

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**Michael Saunders & Company**



Licensed Real Estate Broker

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941.957.3730 | MSCcommercial.com

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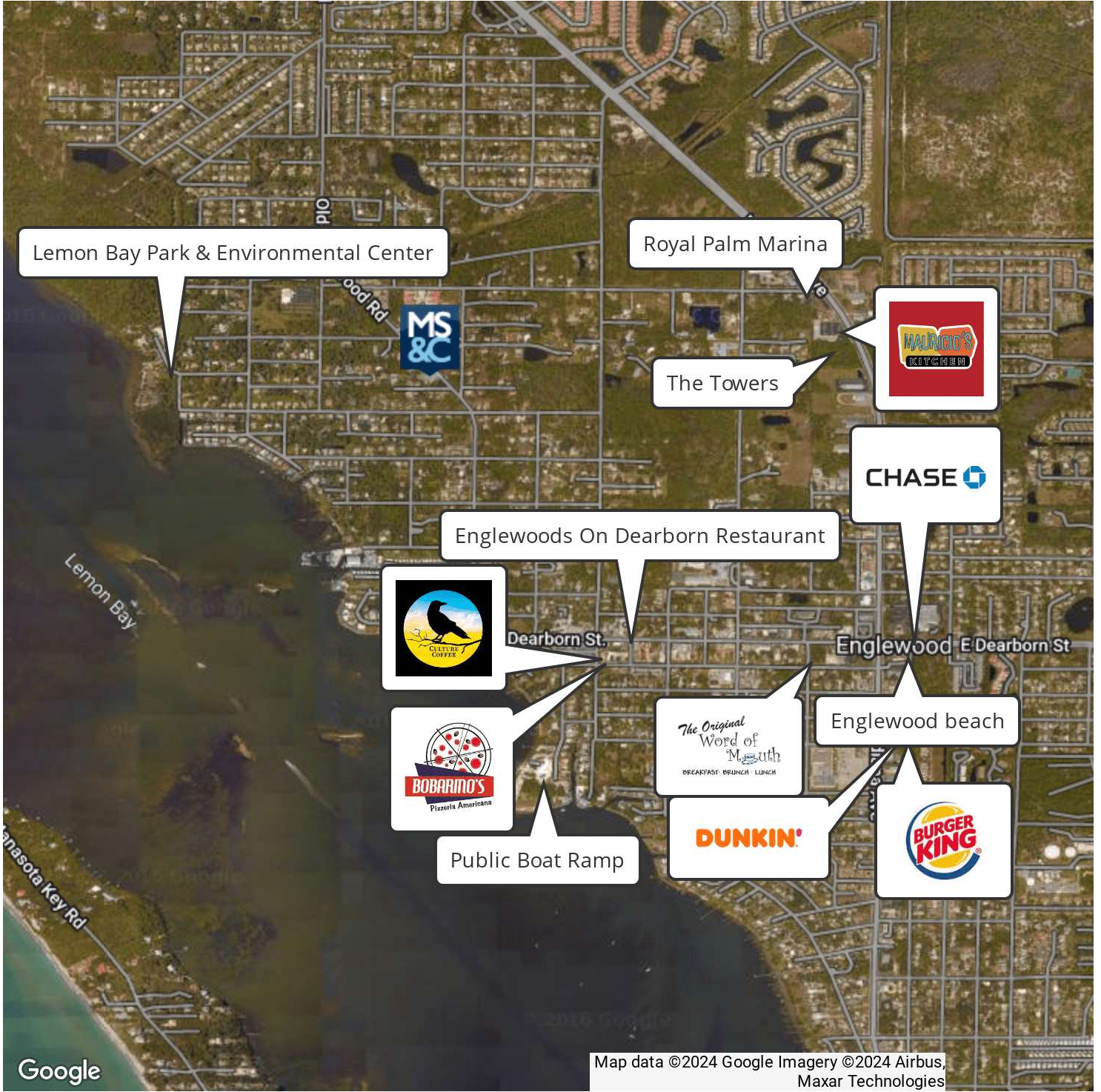
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Google

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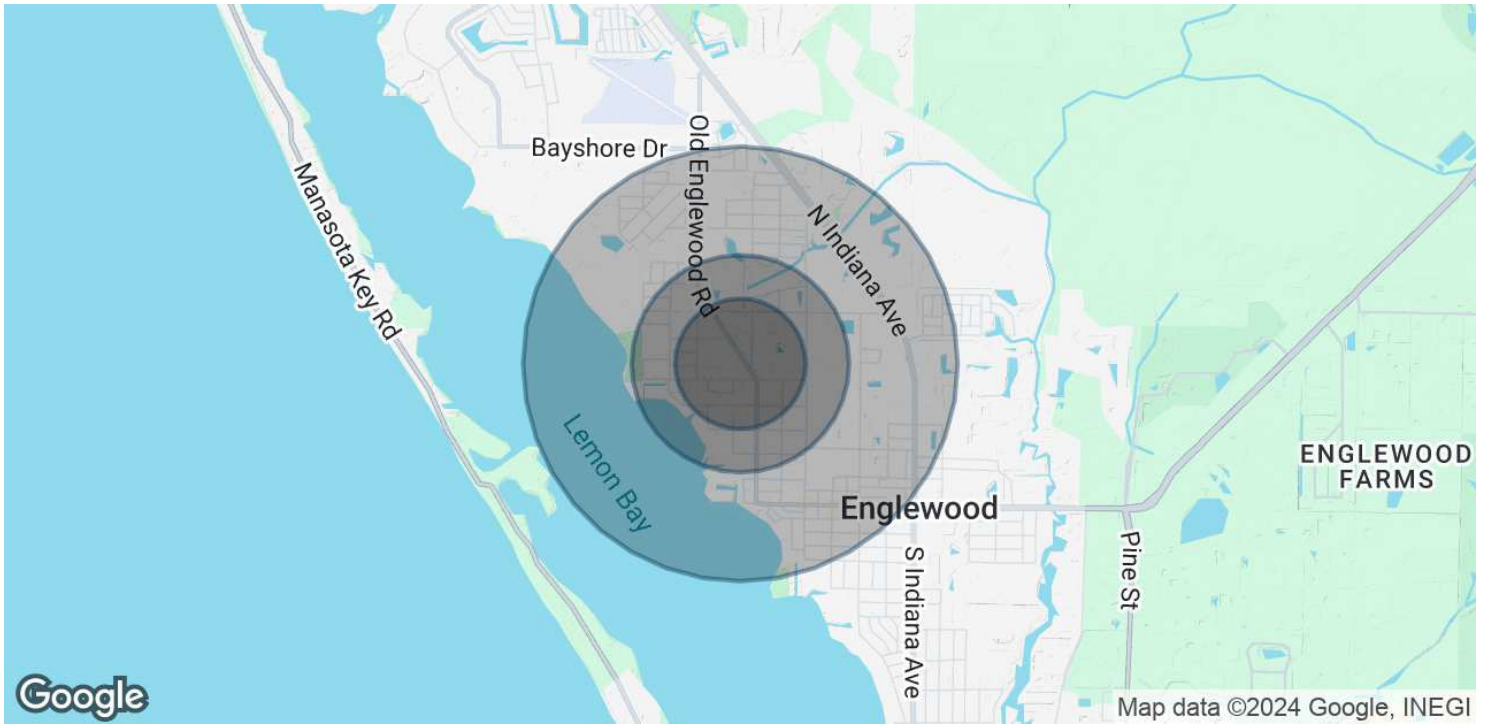
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	370	1,291	3,909
Average Age	57	57	60
Average Age (Male)	57	57	60
Average Age (Female)	57	58	61

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	193	667	2,069
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$82,524	\$78,334	\$77,798
Average House Value	\$421,421	\$423,012	\$425,605

Demographics data derived from AlphaMap

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**PROFESSIONAL BACKGROUND**

A real estate sales and commercial specialist for 19+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota and surrounding markets, helping clients to make the right decisions about their investment strategies. In 2005, Lee Jr joined his father Lee Sr, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team, namely the DeLieto Team. To date, this exceptional duo has closed on hundreds of millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office, retail, and industrial sale leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr currently sits on the Plymouth Harbor Board of Trustees. He is also a past board member of the Sarasota School of Arts and Sciences (SSA+S) and past President of the OGPNA (Original Gillespie Park Neighborhood Association).

As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

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