



FOR SALE

For Sale | Office Investment

# Exceptional Investment: Strong Income & Below Market Seller Financing

6015 31st St E, Bradenton, FL 34203

**Michael Saunders & Company**



Licensed Real Estate Broker

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941.957.3730 | MSCcommercial.com

PRESENTED BY:

**SUSAN H. GOLDSTEIN LLC, CCIM, MBA**

Senior Commercial Advisor  
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### OFFERING SUMMARY

Sale Price:	\$5,500,000
Cap Rate:	6.34%
NOI:	\$348,730
Lot Size:	2.52 Acres
Year Built:	1999
Building Size:	40,000
Zoning:	LM
Price / SF:	\$137.50

### PROPERTY OVERVIEW

Presenting a rare opportunity to invest in a two-story office building, encompassing 40,000 square feet of prime commercial space. This property stands as a notable fixture in its locale, promising a blend of stable returns and growth potential.

#### Key Highlights:

**Size & Structure:** A substantial 40,000 sq. ft. over two well-designed levels, offering spacious and adaptable office environments.

**Occupancy:** Currently 75% leased, the building hosts a diverse mix of reputable tenants, ensuring a steady income stream.

**Investment Returns:** Boasts a favorable 6.34% cap rate, indicative of its robust income-generating capability and a sound investment.

**Seller Financing:** Available at an attractive rate of 5.5%, providing a unique financing advantage and potential for significant savings.

#### Financials & Opportunities:

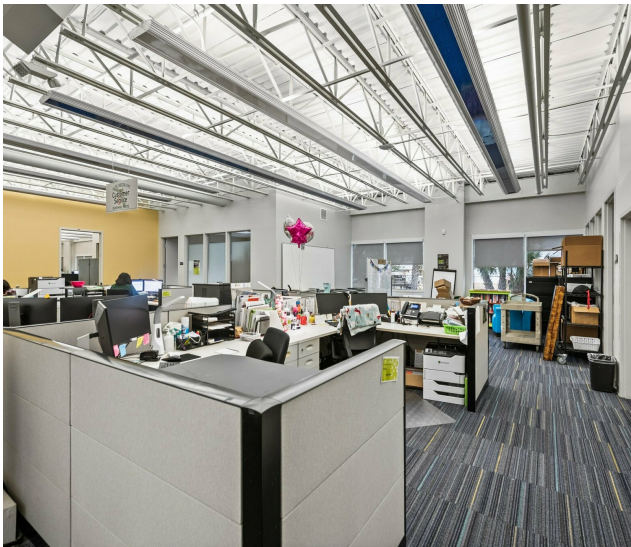
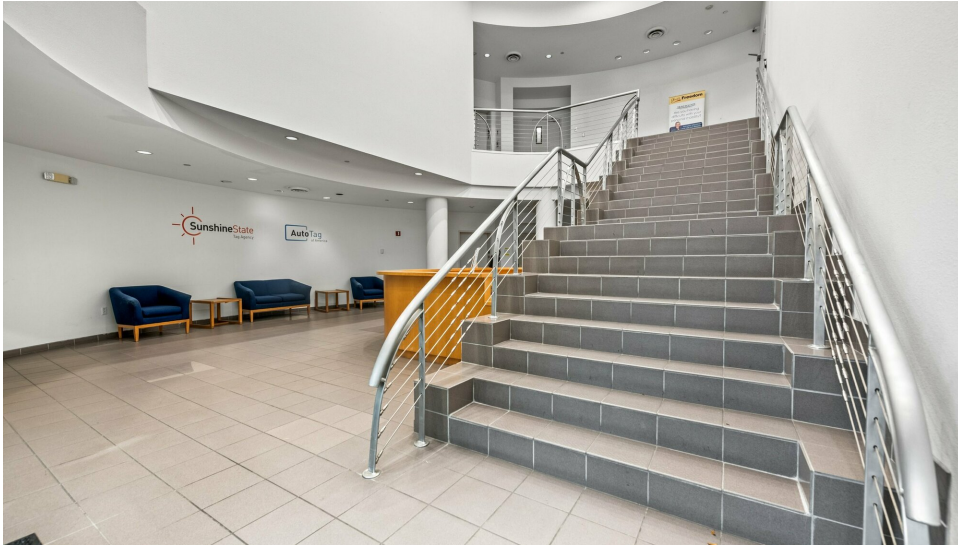
This property not only stands as a stable income-producing asset but also offers room for growth in rental income and asset value. The existing occupancy level presents an opportunity for new ownership to further lease the remaining space, optimizing revenue.

### PROPERTY HIGHLIGHTS

- **Modern Facilities:** The building is equipped with state-of-the-art facilities, ensuring a comfortable and efficient work environment.
- **Flexible Spaces:** The layout allows for customization to suit various tenant needs, ranging from open-plan layouts to individual offices.
- **Parking & Accessibility:** Parking is available both around the building and in property controlled by building property owner as well as excellent accessibility for both public and private transport.

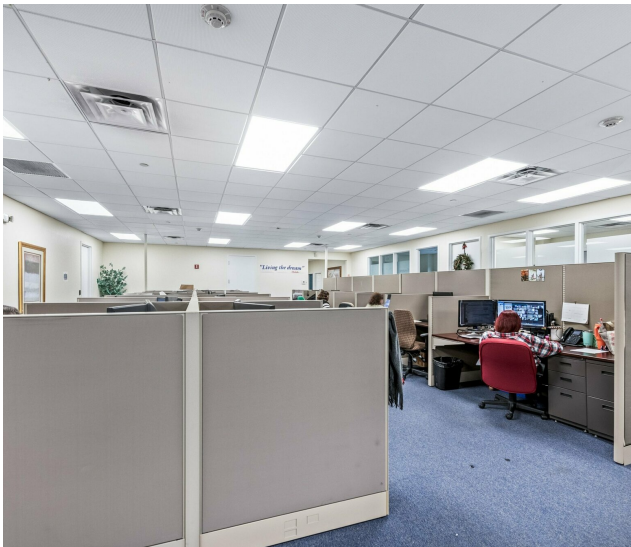
**OFFICE BUILDING**

6015 31ST ST E, BRADENTON, FL

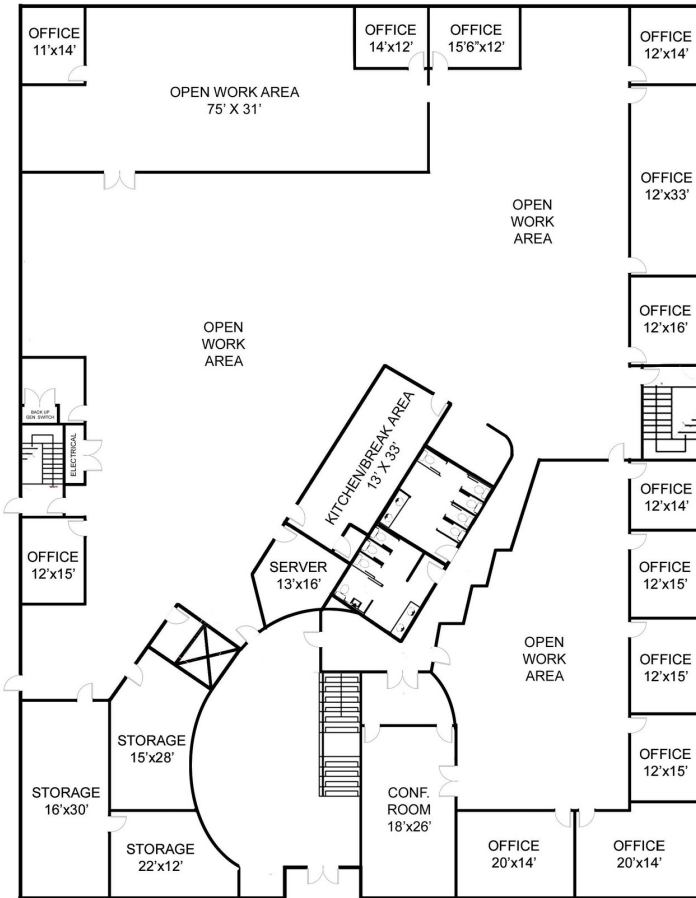


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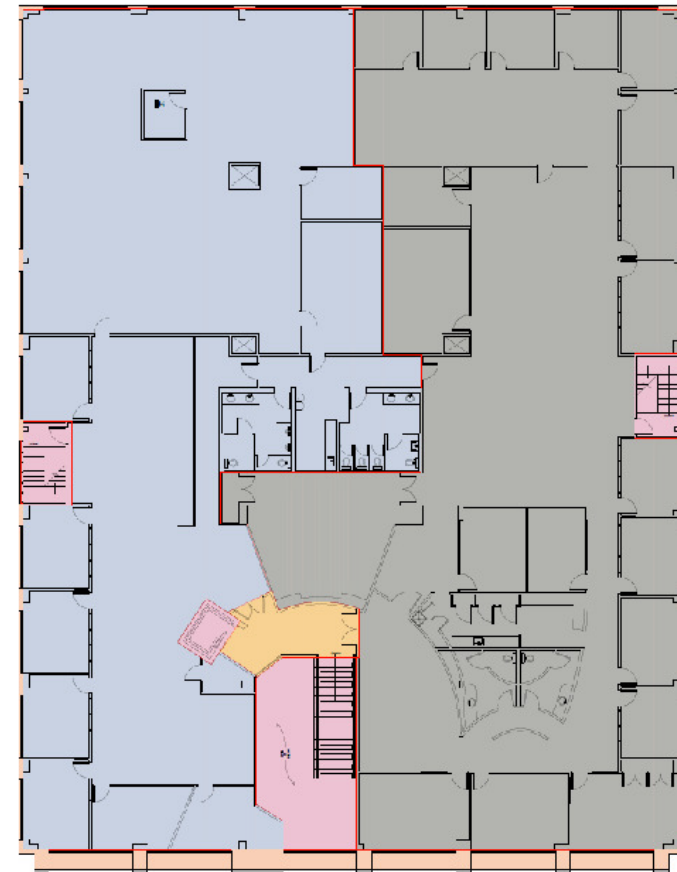






NOTE: Not drawn to exact scale. Some measurements are approximate. Do not duplicate, publish, modify or otherwise distribute these materials unless specifically authorized by Michael Saunders & Company. The information being provided to you is not guaranteed to be free of errors. No independent verification of the accuracy of any information or documentation is represented by the real estate licensee.

1st Floor



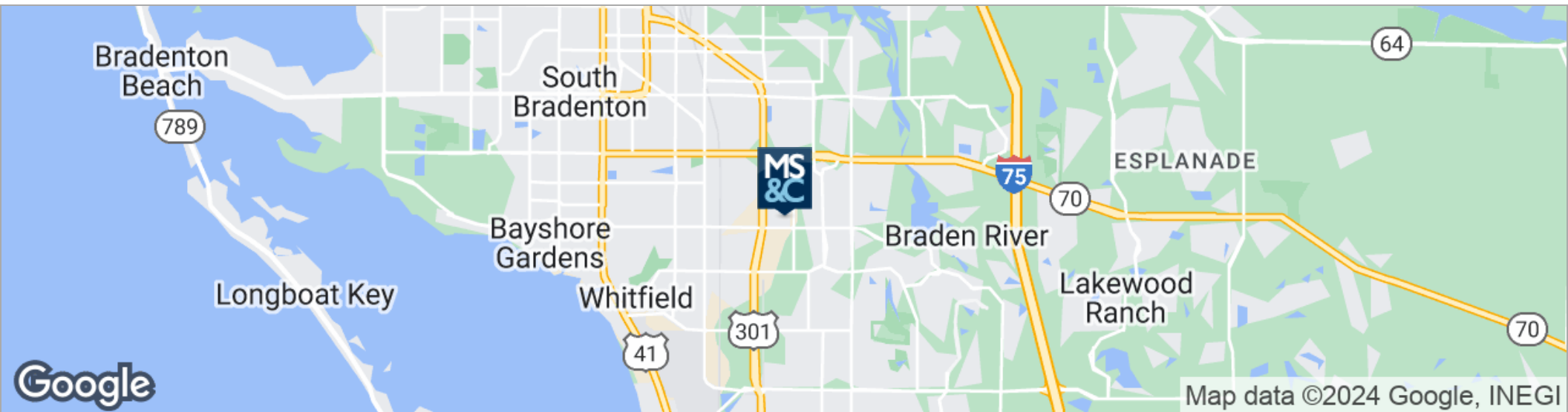
Suite A - 9,743 sq. ft.

Suite B - 10,691 sq. ft.

2nd Floor

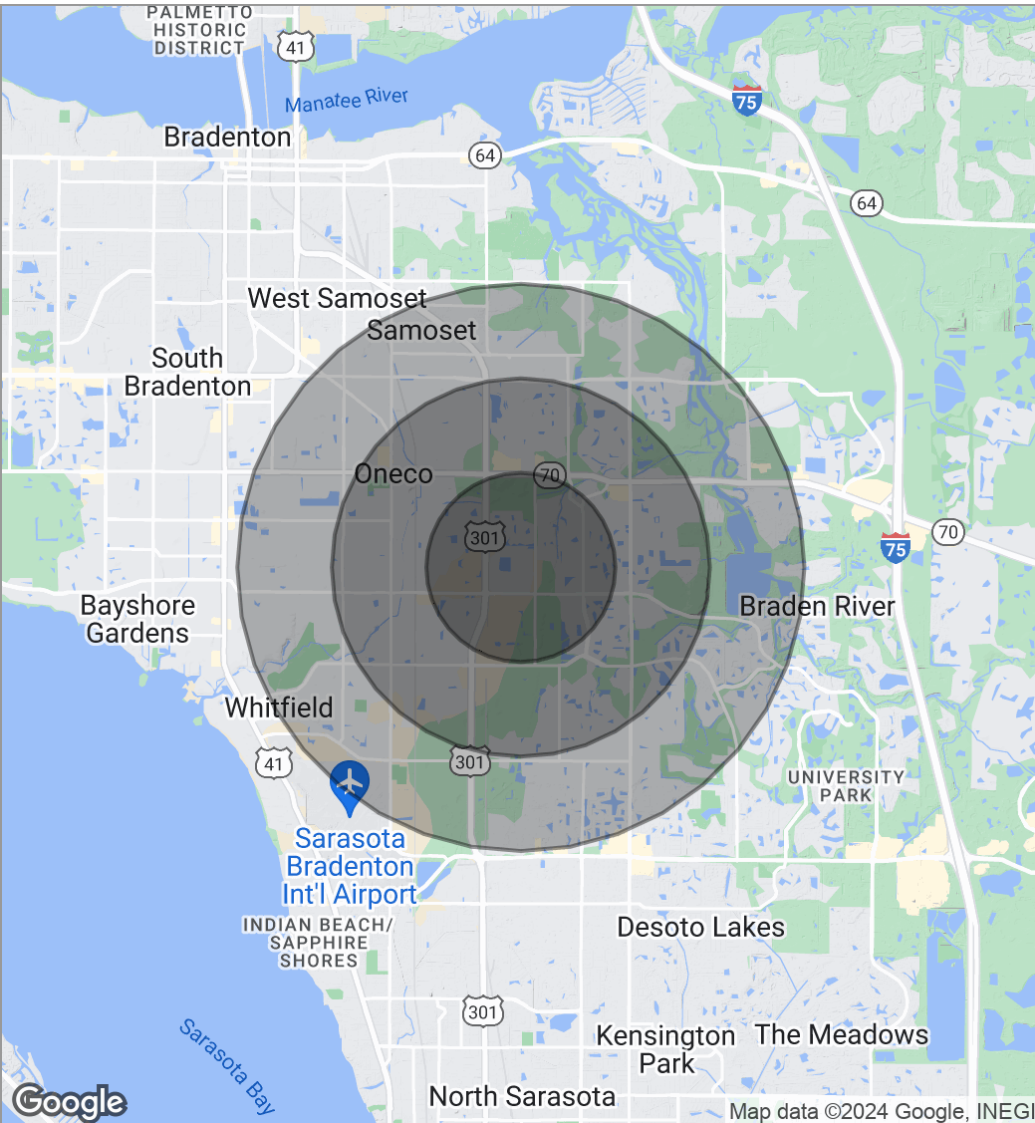
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## OFFICE BUILDING

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POPULATION	1 MILE	2 MILES	3 MILES
Total population	4,551	27,832	65,563
Median age	49.8	47.8	48.8
Median age (male)	47.0	46.8	47.5
Median age (Female)	50.3	48.2	49.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	1,912	12,087	31,164
# of persons per HH	2.4	2.3	2.1
Average HH income	\$66,574	\$74,183	\$60,309
Average house value	\$262,071	\$214,866	\$188,440

\* Demographic data derived from 2020 ACS - US Census





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### PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

### EDUCATION

CCIM Designation  
Columbia University Business School MBA  
Duke University BA

### MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member  
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member  
Columbia University Alumni Club Past President  
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair  
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee