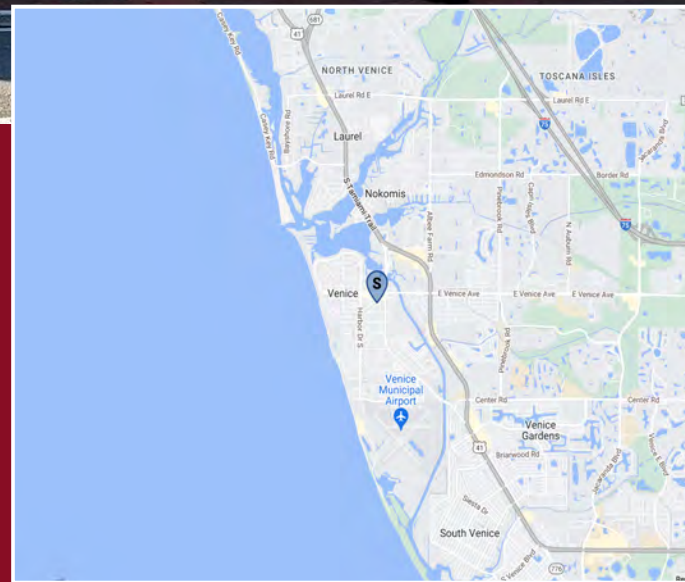


# Prime Retail Storefront Property Downtown Venice FL

## For Sale \$3,750,000

213/215/217 W Venice Ave  
Venice FL 34285



### HIGHLIGHTS:

- » Highly Desired 200 Block - Downtown Venice FL
- » 4 Units - 100% Occupied - Long Term Tenants
- » Recent Storefront Upgrades
- » 8900 SF - Center Block - Highest Foot Traffic Area
- » Long Term Leases - With Escalations Available
- » Call for more Details

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	6,998	36,818	71,986
2023 Average HH Income	\$105,981	\$101,453	\$102,966

Exclusively Marketed by:

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## PROPERTY SUMMARY

Number of Tenants	4
Building SF	8,900
Land SF	±9,000
Year Built	1925
Year Renovated	2023
# of parcels	2
Zoning Type	Commercial

## INVESTMENT SUMMARY

Price	\$3,750,000
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## OVERVIEW

Prime Retail Storefront Property with Ideal Frontage in High Foot Traffic Area! Located in the heart of the most sought-after block in downtown Venice, this property guarantees long-term attractiveness for any investor.

Property is a lucrative investment opportunity, offering 100% occupancy by four long-term stable tenants.

High-quality improvements make it stand out among the competition.

All Contact through the broker.

Please refrain from contacting the tenants.

Financial information will be provided with proof of funds.

