

# Offering Memorandum

Property for Sale: 3000 N Washington Blvd, Sarasota, FL 34234

## **Presented by:**

Heather Cristantiello | REALTOR

Keller Williams Coastal Living

Phone: 941.779.6112 | Email: heathercc@kw.com

5391 Lakewood Ranch Blvd N, Suite #100, Sarasota, FL 34240

## **Property Overview**

Address: 3000 N Washington Blvd, Sarasota, FL 34234

Building Size: +/- 1,800 SF

Lot Size: +/- 0.27 Acres

Zoning: CI - Commercial Intensive

Frontage: +/- 115' on US-301 / N Washington Blvd

Use: Ideal for auto sales, repair, retail, or other commercial operations

Occupancy: Delivered vacant - business not included

## **Investment Highlights**

- High-traffic location with strong visibility and accessibility
- Flexible CI zoning supports a variety of commercial uses
- Surrounded by established auto-related businesses
- Excellent redevelopment or owner-user potential
- Minutes from downtown Sarasota, I-75, and SRQ Airport

*Each office is independently owned and operated. Contact Heather Cristantiello for full details and to schedule a private showing.*