



County: Sarasota
Status: Active
Legal Subdivision Name: GULF GATE
Property Style: Retail
Lot Features: Central Business District
Flood Zone Code: X

List Price: \$3,985,000
LP/SqFt: \$387.91

Flex Space SqFt:
Office Retail Space SqFt:
Manufacturing Space (Heated):

Warehouse Space (Heated):

New Construction: No
Construction Status: Completed

Number of Tenants:

Tenant Count:

Financial Package:

Special Sale: None
ADOM: 0
CDOM: 0
Heated Area:
 10,273 SqFt / 954 SqM
Total Area:
 10,273 SqFt / 954 SqM
Proj Comp Date:

****PRIME GULF GATE COMMERCIAL OPPORTUNITY WITH LIVE/WORK POTENTIAL!**** THIS SUBSTANTIAL 10,273 SF COMMERCIAL PROPERTY offers an exceptional combination of size, visibility, access, and flexibility in the popular Gulf Gate commercial district of South Sarasota. Featuring approximately 85 feet of frontage and multiple access doors, the property provides excellent functionality for a variety of business uses and is positioned in a high-traffic area near the crossroads of US 41 (Tamiami Trail) and CR72 (Clark Road). The property features robust concrete construction, a generator, Flood Zone X, and impressive two-story ceilings in portions of the building, creating an expansive and versatile interior. Formerly home to Seascope Aquarium and Pet Center, the property offers particularly exciting potential for an owner or investor looking to continue an aquarium, pet, aquatic, specialty retail, or similar business concept, while also offering possibilities for a wide range of other commercial uses. Adding tremendous value and flexibility is the recently completed second-story apartment of nearly 2000sf, providing convenient living quarters, an owner/operator setup, or potential rental/short-term rental income opportunity. The beautifully finished apartment features 2 Bedrooms, 1 Full and 1 Half Bathrooms, a fully equipped kitchen with quartz countertops and stainless-steel appliances, a dedicated laundry room, and additional living space. Located within the distinctive Gulf Gate District, this property is surrounded by the area's signature retro vibe, walkable streets, locally owned independent shops, international restaurants, and neighborhood nightlife. With its substantial square footage, prominent frontage, versatile layout, commercial functionality, and newly finished residential component, this is a rare opportunity to own a highly adaptable property in one of South Sarasota's established commercial and social hubs.

Land, Site, and Tax Information

Legal Desc: E 25 FT OF LOT 6 & W 60 FT OF LOT 7, GULF GATE UNIT 1, OR 2741/2706, 1423/916, ORI 2002194765

SE/TP/RG: 17-37S-18E

Tax ID: [0104070001](#)

Taxes: \$19,176.61

Book/Page: 311-436

Alt Key/Folio #: 0104070001

Road Frontage: Alley, Business District, City Street

Add Parcel: No **# of Parcels:**

Utilities Data: Electricity Available, Phone Available, Water Connected

Parking: Deeded, Public Parking Available

Zoning: CG

Zoning Comp:

Tax Year: 2025

Complex/Comm Name:

Flood Zone: X

Additional Tax IDs:

Section #: 17

Front Exposure: North

Lot #: 6

Development:

Front Exposure: North

Front Footage: 85

Lot Dimensions:

Lot Size Acres: 0.35

Land Lease Fee:

Lot Size: 15,300 SqFt / 1,421 SqM

Water Frontage: No

Water Access: No

Water View: No

Water Name:

Water Extras: No

Interior Information

Floors: Two

of Restrooms: 4

A/C: Central Air, Zoned

Heat/Fuel: Central, Zoned

Total Number of Buildings: 1

Ceiling Height: 16 to 22 Feet

Offices:

Freezer Space YN:

Water: Public

Exterior Information

Ext Construction: Concrete

Roof Construction: Built-Up, Metal, Other

Electric Service: 200+ Amp Service, 3 Phase, 220 Volts, Generator

Designated Builder Y/N:

of Bays:

of Bays Grade Level:

of Bays Dock High:

of Bays (Dock Well):

of Gas Meters:

of Water Meters: 1

of Electric Meters: 1

Foundation: Concrete Perimeter

Road Surface Type: Asphalt, Paved

Road Responsibility: Public Maintained Road

Building Features: Bathrooms, Loading Dock, Overhead Doors

Signage: On Building

Total Parking Spaces:

Disaster Mitigation: Above Flood Plain, Fire Resistant
Exterior

Green Water Features:

Solar Panel Ownership:

Solar Lease/Finance Terms:

Cap Rate:

Vacancy Rate:

Annual Gross Income:

Anchor Or Co-Tenants:

Income Includes:

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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