



**TWO UNIT
OFFICE/RETAIL**

2924 HYDE PARK ST
SARASOTA, FLORIDA 34239

PROPERTY HIGHLIGHTS

- Ideal for investor or owner/user
- Total building size: 5,760 SF (two 2,880 SF units)
- Situated on 0.46 acres
- CI zoning for broad commercial uses
- Two overhead doors per unit
- 1 unit leased (1 year remaining)
- 2024 Real Estate Taxes: \$7,823.30



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	452	1,352	5,369
Total Population	984	2,929	11,877
Average HH Income	\$92,562	\$92,294	\$92,206

For More Information

BRIAN SEIDEL

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OFFERING SUMMARY

Sale Price:	\$899,000
Building Size:	5,760 SF
Lot Size:	20,252 SF
Number of Units:	2
Price / SF:	\$156.08
Year Built:	1970
Zoning:	CI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2924 Hyde Park St, Sarasota, FL

Property Type: Office/Retail with Warehouse

Property Size: 5,760 SF (Two 2,880 SF Units)

Now available for sale, this office/retail property with warehouse space in the rear is an excellent opportunity for an investor or owner/user. Located on 0.46 acres of CI-zoned land, the building is divided into two units, each offering 2,880 SF with flexible layouts and warehouse functionality in back, including two overhead doors per unit for efficient loading, storage, and operations.

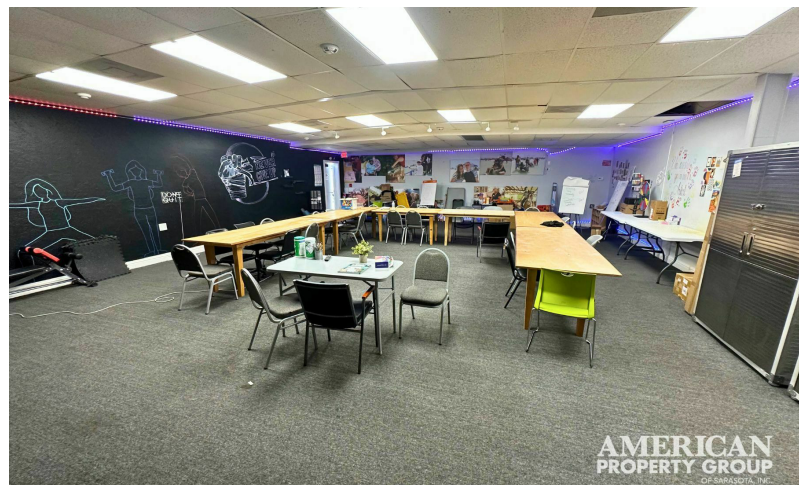
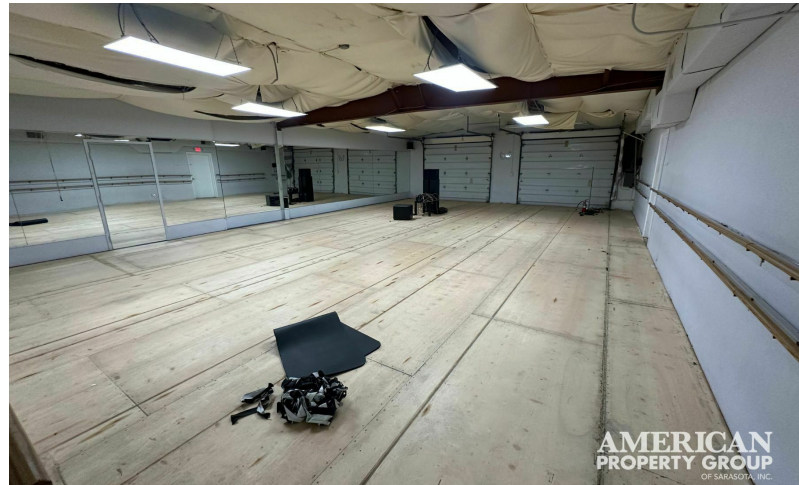
Currently, 2926 Hyde Park St is leased with one year remaining, providing immediate income, while 2924 Hyde Park St is vacant and ready for a new occupant. The vacant unit was most recently used as a dance studio, making it easily adaptable for office, retail/showroom, studio, service-based business, or a variety of users needing front-facing space with a back-of-house warehouse component.

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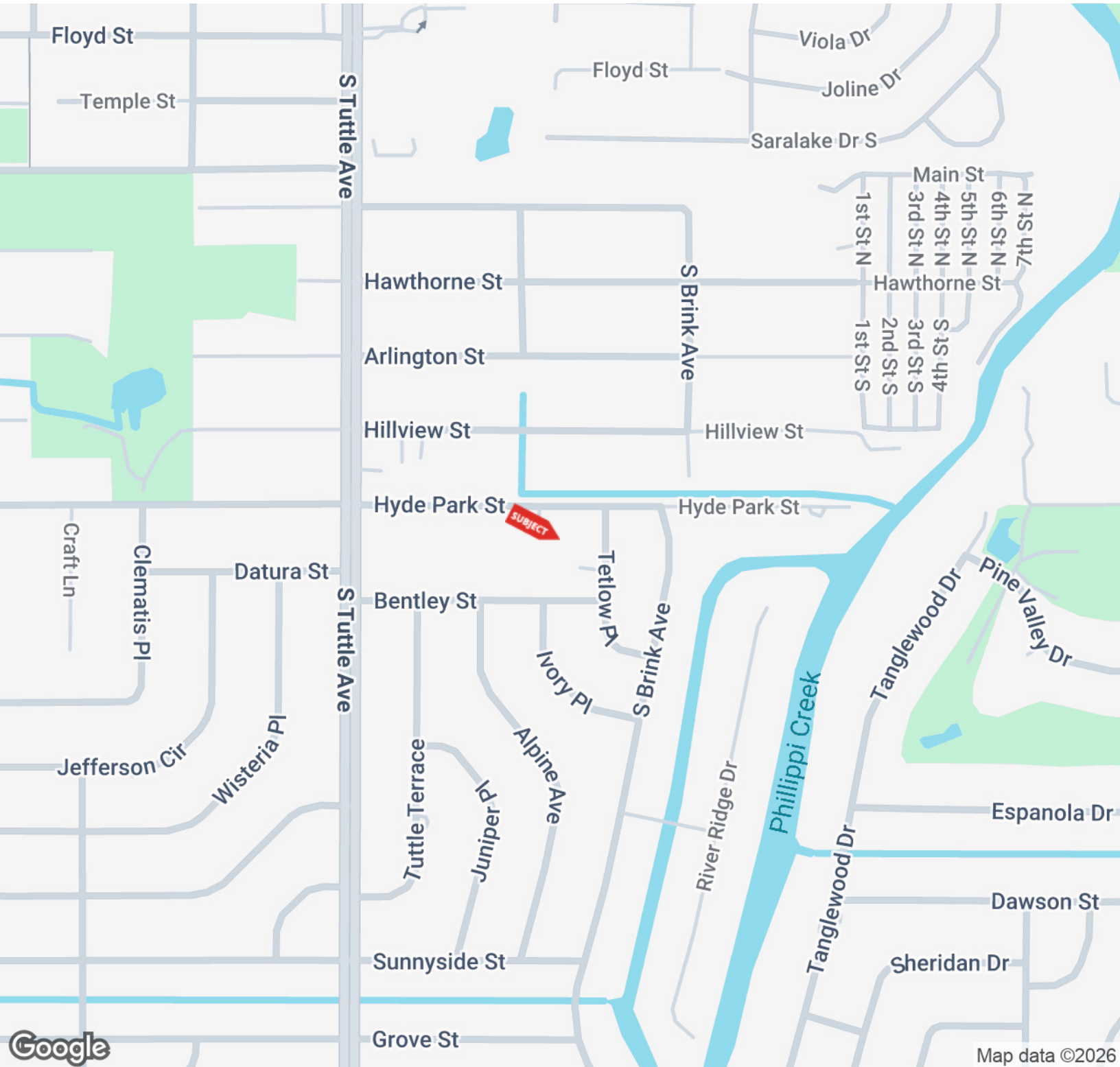


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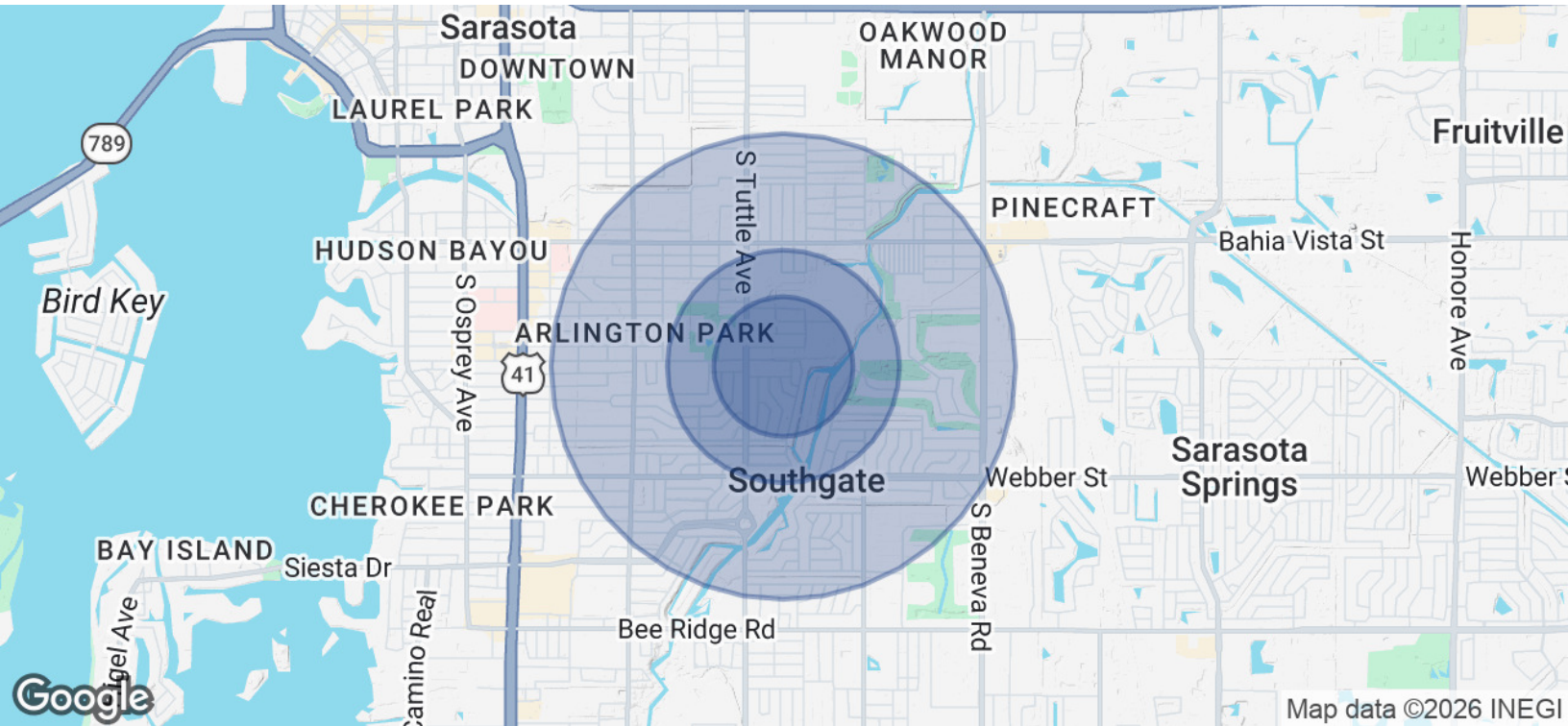


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	984	2,929	11,877
Average Age	51	51	50
Average Age (Male)	49	50	48
Average Age (Female)	52	53	51
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	452	1,352	5,369
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$92,562	\$92,294	\$92,206
Average House Value	\$387,885	\$382,849	\$419,251

Demographics data derived from AlphaMap

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