



## 744 and 738 E Venice Ave

Venice Commercial Property:  
Cash Flow & Redevelopment Potential

**RE/MAX**



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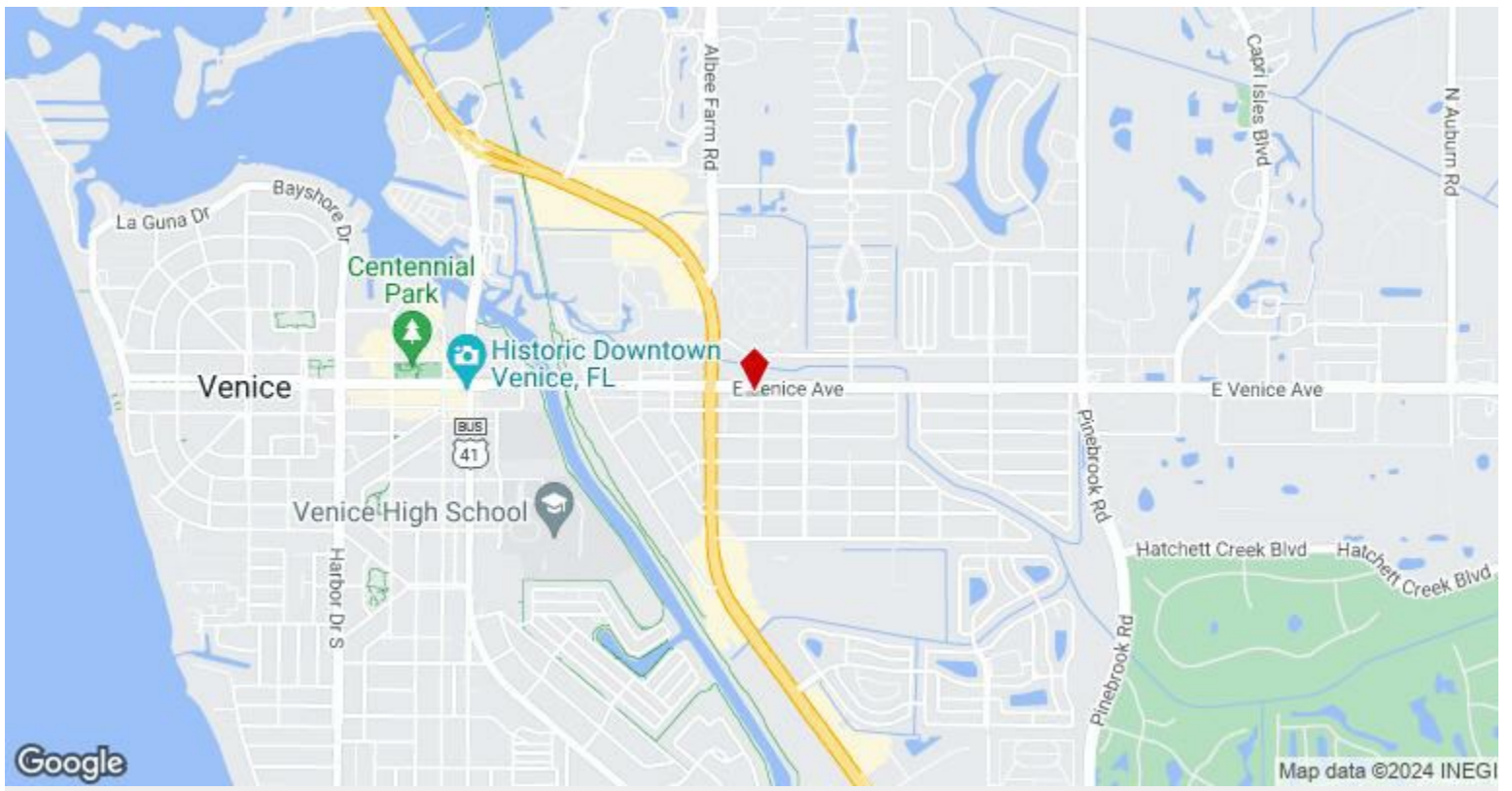
# 744 E Venice Ave / 738 E Venice Ave

\$2,000,000

Opportunity to acquire this rare and outstanding office owner/occupier investment opportunity, with cash flow during the holding period and/or various stages of redevelopment. Ideal for multiple medical uses, such as clinics, surgery centers, urgent care offices, retail, and multifamily residential (18 units per acre). The portfolio includes the following properties: 738 E. Venice Avenue, Venice, FL, 3,378 GSF 744 E. Venice Avenue, Venice, FL, 7,690 GSF The location is prime for the Venice Christmas Boat Parade, the Venice Holiday Parade, shopping and dining, craft festivals, the Venice Theater, the Venice Performing Arts Center, the library, the art center, and let us not forget our world-famous beaches, minutes away with spectacular sunsets that never disappear. Venice, Florida, might be the perfect destination if you're looking for a warm and sunny escape from the harsh winter months. However, for those who have never been to Florida or the Gulf Coast, the location of Venice may be a bit of a mystery. In this blog, we'll cover where Venice, Florida, is, what makes it unique, and why it's a top destination for winter vacationers. Firstly, let's talk about where exactly Venice, Florida, is....



Price:	\$2,000,000
Property Type:	Retail
Property Subtype:	Retail
Sale Type:	Investment or Owner User
Lot Size:	0.26 AC
Gross Leasable Area:	11,068 SF
No. Stories:	1
Year Built:	1962
Tenancy:	Single
Parking Ratio:	2.47/1,000 SF
Zoning Description:	CG
APN / Parcel ID:	0410-04-0055 / 0410-04-0059
Walk Score ®:	62 (Somewhat Walkable)
Transit Score ®:	30 (Some Transit)



**744 E Venice Ave, Venice, FL 34285**

# Property Photos

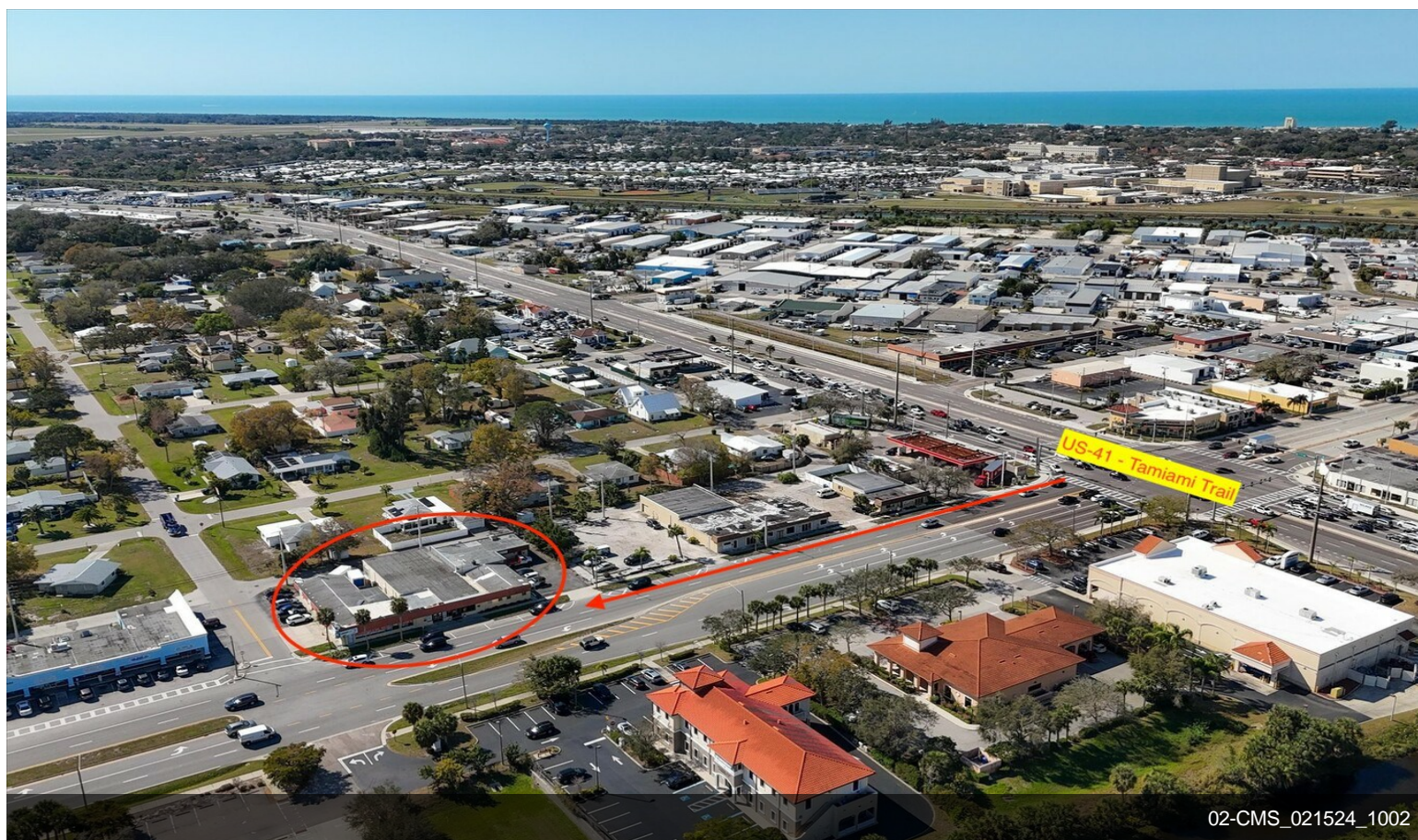


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# Property Photos



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