

Office Retail Restaurant Property For Sale



Building SqFt	10,806 Under Air Sq Ft 11,478 Total SqFt
Land SqFt	10,120 Sq Ft
Year Built	1978 with Effective Year 2000
Parcel ID#	2027-02-0043
Zoning	DTC– Downtown Core, City of Sarasota
Construction	Stucco and brick finished exterior walls; Structure undetermined if concrete block or metal studs
Condition	Good condition
Roof	Built up tar and gravel; in good condition
Electric	3 phase to building; Single meter (needs verification)
Natural Gas	Natural Gas services the kitchen
Ground Floor	East side ground floor has full commercial kitchen
2nd floor	offices with some ground floor office
FDEP	4 monitor wells are located along the south boundary
Buyers Agent	Seller offering 3% Buyer's Agent fee

Volunteer Contact:

Mitchell West, Associate Pastor
Phone: 941.365.2846
Email: mitchell@firstsarasota.org

Owner Contact:

Dr. Keith McBroom Senior Associate Pastor
Phone: 941.365.2846
Email: keith@firstsarasota.org

Any information herewith is obtained from sources we consider reliable. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.

BOUNDARY SURVEY

ADDRESS: 1670 MAIN STREET, SARASOTA COUNTY, FLORIDA, 34236

SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST

BOUNDARY SURVEY OF:

DESCRIPTION:

(PER REFERENCED DEED; SEE "REPORT OF SURVEY" FOR ADDITIONAL INFORMATION)

LOT 3 AND LOT 4, SUBDIVISION OF LOT 5, BLOCK H, PLAT OF SARASOTA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 166, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND RECORDED IN PLAT BOOK A, PAGE 57, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

REPORT OF SURVEY

ACCURACY:

HORIZONTAL - THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (RURAL) 1 (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.

DATA SOURCES:

1. PLAT OF SUBDIVISION OF LOT 5, BLOCK H, PLAT OF SARASOTA, PLAT BOOK 1, PAGE 166, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2. WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK INSTRUMENT #2001040554, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
3. SARASOTA COUNTY PROPERTY APPRAISER WEBSITE.
4. BENCHMARK DATA WAS RESEARCHED FROM THE LAND BOUNDARY INFORMATION SYSTEMS WEBSITE (WWW.LABINS.ORG)

NO OTHER INFORMATION WAS RESEARCHED OR FURNISHED.

APPARENT PHYSICAL USE:

COMMERCIAL

EASEMENTS:

1. NO EASEMENTS ARE SHOWN ON THE PLAT OF RECORD.
2. NO OTHER EASEMENTS WERE RESEARCHED OR FURNISHED.

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW A GRAPHIC DEPICTION OF THE BOUNDARY AND VISIBLE IMPROVEMENT SIN ACCORDANCE WITH THE LEGAL DESCRIPTION SHOWN HEREON. DOES NOT REFLECT OWNERSHIP.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET BEING S89°42'48"E.
3. UNDERGROUND FOUNDATIONS, OVERHANGS, IRRIGATION, TREES AND INACCESSIBLE, NON-VISIBLE, OR UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY UNLESS SPECIFICALLY STATED OTHERWISE.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.
6. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKewise, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR AND MAPPER, WILL BE DONE SO AT THE SOLE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
7. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS OF RIGHT OF WAYS, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS OR OTHER JURISDICTIONAL MATTERS NOT SHOWN ON THE PLAT. THIS SURVEY IS SOLELY BASED ON INFORMATION PROVIDED BY CLIENT AND MAY NOT BE COMPLETE.
8. THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH THE SIGNATURE AND RAISED OR VALID ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. THIS SURVEY IS NOT VALID UNLESS ALL SHEETS (SHEET 1 THRU 2) ARE PRESENT.

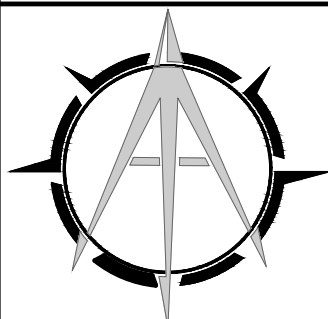


VICINITY MAP:
NOT TO SCALE

CERTIFIED TO:

FIRST BAPTIST CHURCH OF SARASOTA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
WATERSEDGE MINISTRY SERVICES
WILLIAMS PARKER HARRISON DIETZ & GETZEN
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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ATHCA
SURVEYING INC.
Mapping Our Future

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LB 8562



REVISIONS:

FIELD DATE:	11/19/2025
FB/PG:	34/24
DRAWING DATE:	12/08/2025
DRAWN BY:	MJC
CHECKED BY:	RSS
JOB NUMBER:	501761
SHEET NUMBER:	1 OF 2

_____	12/09/2025
RUSSELL S. STRAYER	DATE
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 6890	
NOTE: NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED OR VALID ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	

SHEET
1
OF
2

