

SALE

853 US 41 BYP S, VENICE FL

853 US 41 Byp S, Venice, FL 34285



PROPERTY DESCRIPTION

Don't miss your opportunity to purchase this 1,520 SF unit for sale in Venice!! This unit features a front retail area, office, 2 restrooms, and a storage area with a garage door in the rear of the unit.

The unit will be vacant upon closing.

CI (Commercial Intensive) zoning allows for many uses!

Average Annual Daily Traffic (AADT) count of 37,000!

Current Association Dues: \$3,200 per year per unit.

Call Kayla Weiss-Bohnstedt for additional details/to schedule a showing at 941-268-4423.

Business can be included in the sale for an additional cost: Sarasota Scooters Business! This great family-owned business - motor scooter sales, service, parts, and accessories! New/Used/Wholesale motor vehicle dealership license. Franchised dealer for several brands.

OFFERING SUMMARY

Sale Price:	\$350,000
Unit #:	853
Unit Size:	1,520 SF
Year Built:	1982
Zoning:	CI

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,895	24,707	46,555
Total Population	7,009	47,911	92,155
Average HH Income	\$80,829	\$96,051	\$102,353

Kayla Weiss-Bohnstedt
(941) 268-4423



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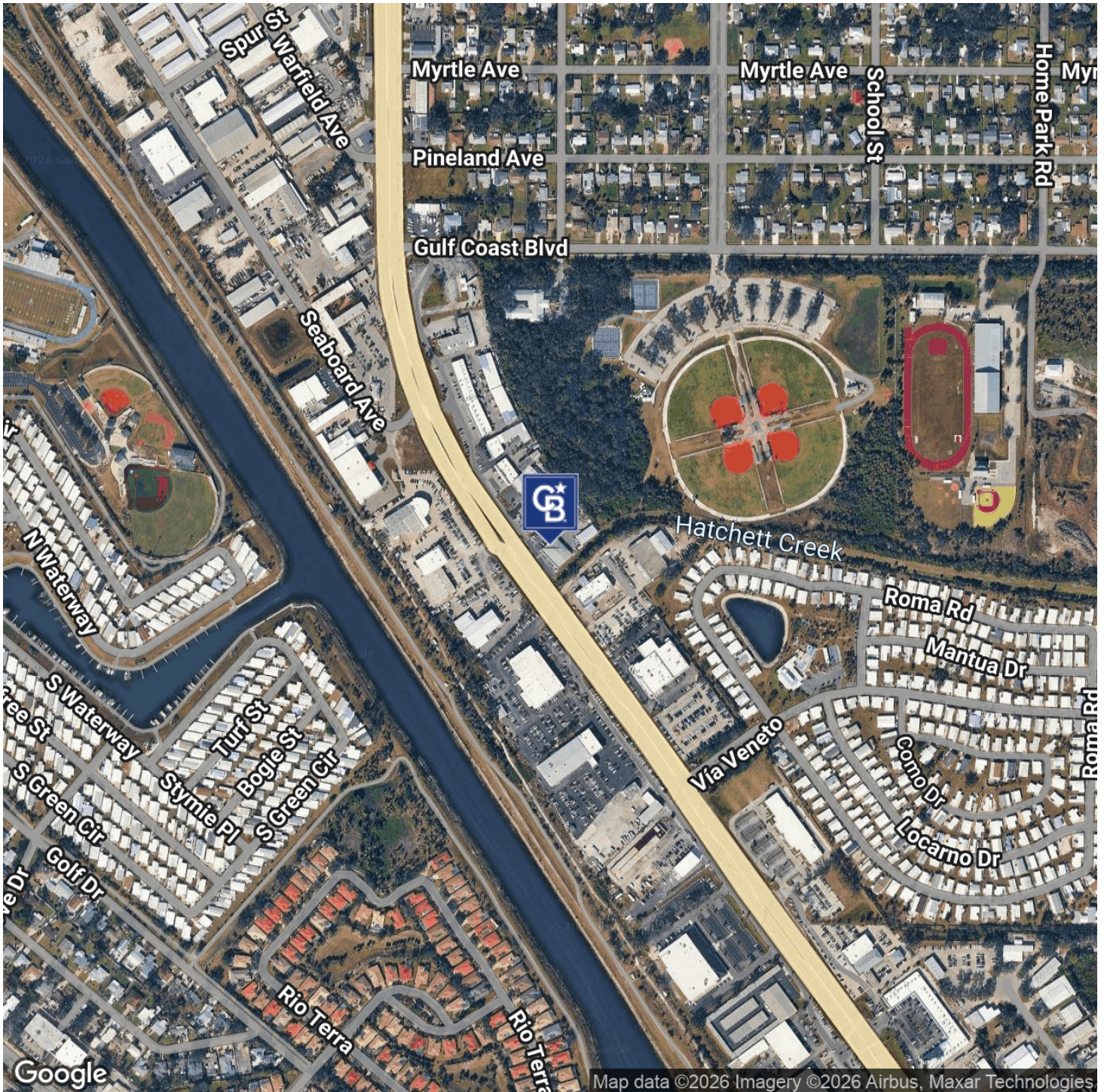


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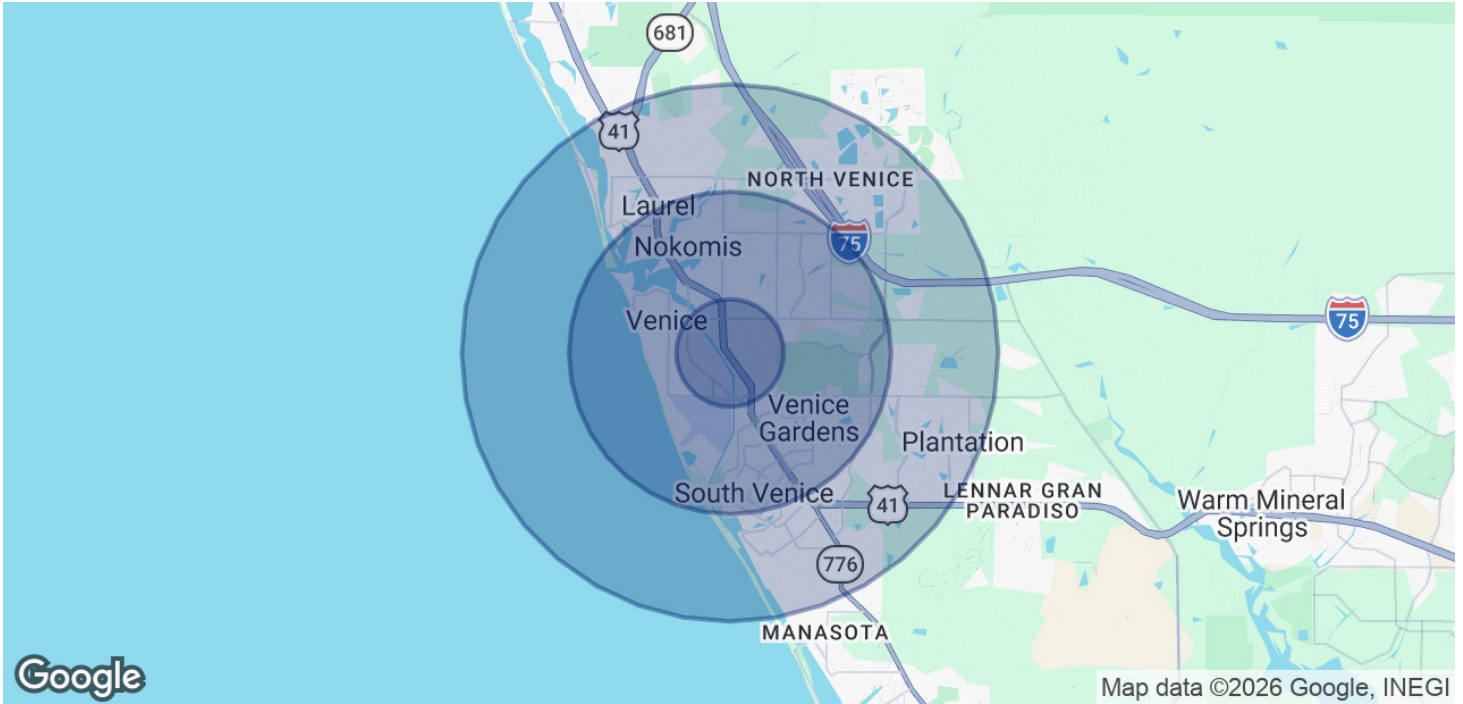


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,009	47,911	92,155
Average Age	67	62	61
Average Age (Male)	66	61	61
Average Age (Female)	67	63	62

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,895	24,707	46,555
# of Persons per HH	1.8	1.9	2
Average HH Income	\$80,829	\$96,051	\$102,353
Average House Value	\$351,372	\$449,647	\$446,698

Demographics data derived from AlphaMap

Kayla Weiss-Bohnstedt
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Kayla Weiss-Bohnstedt

Dedicated to sharing my education and experience to maximize my clients' return on their commercial real estate investments.



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KAYLA WEISS-BOHNSTEDT | COMMERCIAL ASSOCIATE



Kayla Weiss-Bohnstedt earned her Florida real estate license when she was 18 years old. Kayla joined Coldwell Banker Commercial in 2018. Kayla has participated in transactions exceeding \$30,000,000 working with investors and tenants in the community. To enhance her commercial real estate education, Kayla has enrolled in the CCIM Designation Curriculum Program which consists of a general Foundations course and three one-week core CRE segments. Kayla has successfully completed the Foundations course, Negotiations course, and CCIM 101, 102, 103 & 104: Financial Analysis for Commercial Investment Real Estate with plans to earn her designation in 2025.

Contact Kayla: (941) 268-4423 | Kayla.Weiss@CommercialRealtyFl.com



2024: PCPGNP Association of Realtors Commercial Committee Chair

2025: PCPGNP Association of Realtors Commercial Committee Chair

Awards:

2017: Rookie Of The Year

2023 : International Diamond Society

2023: Circle of Distinction Bronze

2024 : Internation Sterling Society

2024 : Circle of Distinction Bronze

CBCWORLDWIDE.COM

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**Coldwell Banker Commercial Realty
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(941) 268-4423**