

# SALE

## EAGLES WINGS COUNSELING CENTER

5763 Rosin Way Sarasota, FL 34233

**SALE PRICE**

**\$750,000**



**COLDWELL BANKER  
COMMERCIAL**  
REALTY

**David Neff**

941 448 1500

**Elliot Rose**

941 812 5057

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## EAGLES WINGS COUNSELING CENTER

5763 Rosin Way Sarasota, FL 34233



### PROPERTY DESCRIPTION

One of two buildings for sale in this Office plaza. This property is currently occupied by a Professional Counseling tenant.

Building two is a Daycare tenant who has also signed a long term lease and is for sale for \$1,350,000

Neighboring building is home to Big Brothers/Big Sisters of Suncoast.

This is an exceptional opportunity to enhance your investment portfolio with an income-generating, stand-alone office building.

The office park, reminiscent of a campus, features three independent buildings, each with a single tenant, as part of a larger Land Condominium.

Take ownership of a building, benefit from tenant income, and participate in the owners association fees.

Ideal for investors looking for Tax-Deferred 1031 Exchanges!

### OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	1
Building Size:	2,376 SF
NOI:	\$50,956.08
Cap Rate:	6.79%
Zoning:	Commercial General

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	286	928	3,359
Total Population	693	2,210	7,743
Average HH Income	\$128,376	\$126,174	\$127,496

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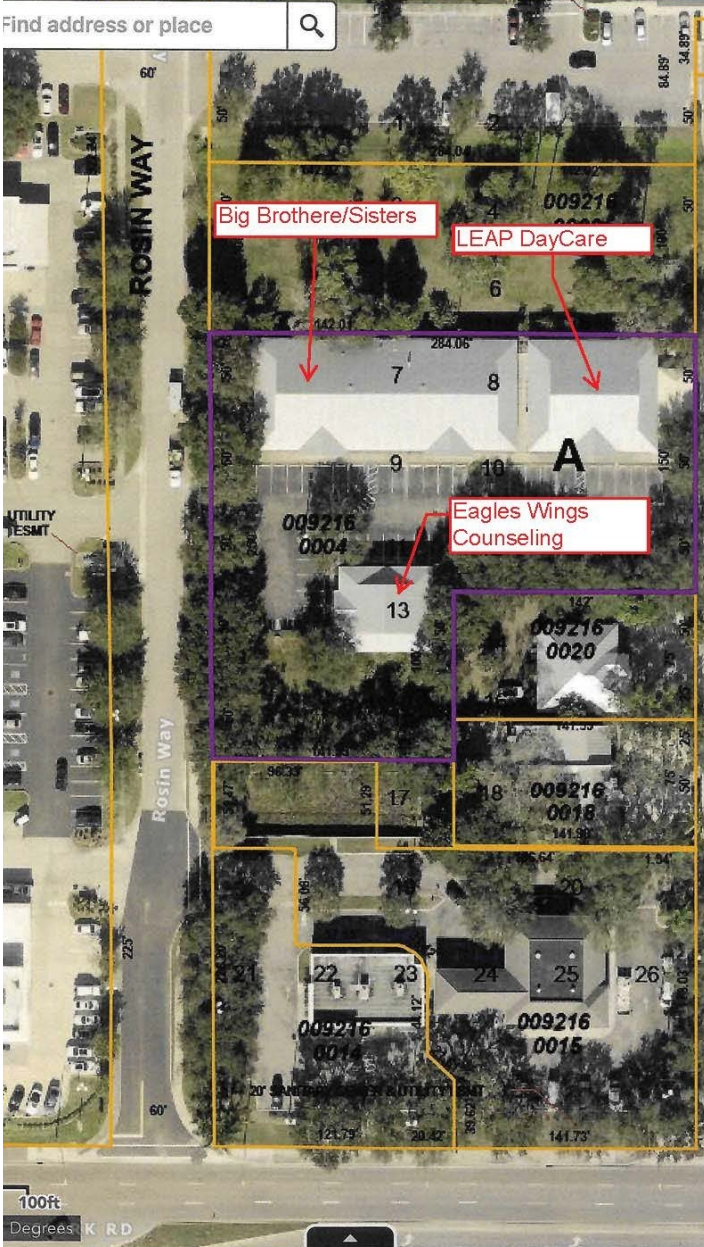


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5763 Rosin Way Sarasota, FL 34233

SARASOTA COUNTY PROPERTY APPRAISER /Bill Furst



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The office park, reminiscent of a campus, features three independent buildings, each with a single tenant, as part of a larger Land Condominium.

Take ownership of a building, benefit from tenant income, and participate in the owners association fees.

Ideal for investors looking for Tax-Deferred 1031 Exchanges!

Property viewings for agents and clients are available exclusively after business hours or on weekends.

Please note that the Pass Through Expenses are currently estimated.

Rosin Way Office Park is strategically situated in the path of progress just minutes from the Clark Road & I-75 exit (#205).

### LOCATION DESCRIPTION

2376 Square foot Net Leased Professional Office building condominium.

Office Complex with Big Brothers and Big Sisters of Sarasota as a Neighbor.

### SITE DESCRIPTION

Three Building Condominium Association  
Big Brothers/Big Sisters of the Suncoast NOT FOR SALE

2376 Square foot Standalone Professional Office building condominium with 8 parking spaces.

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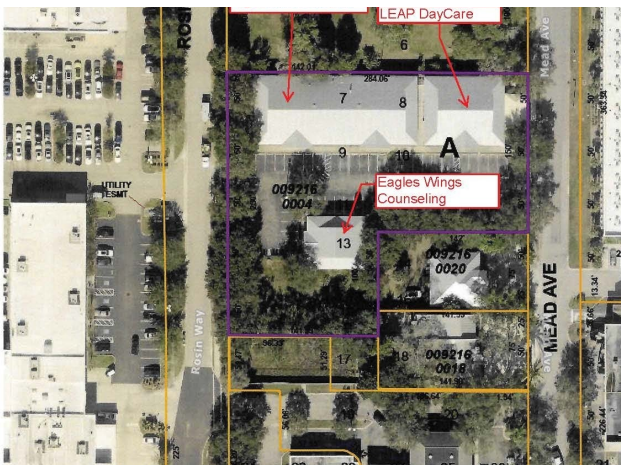


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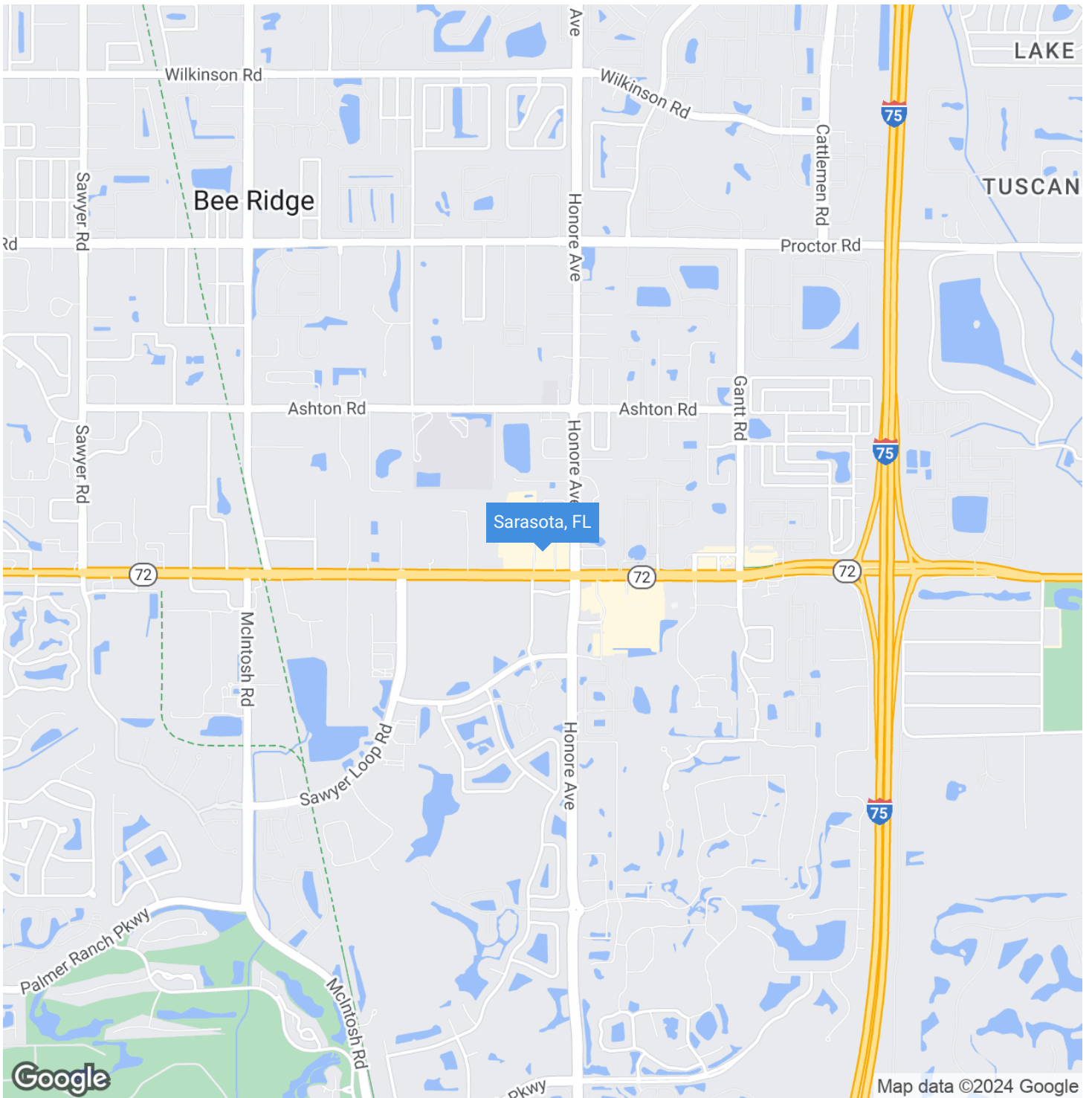
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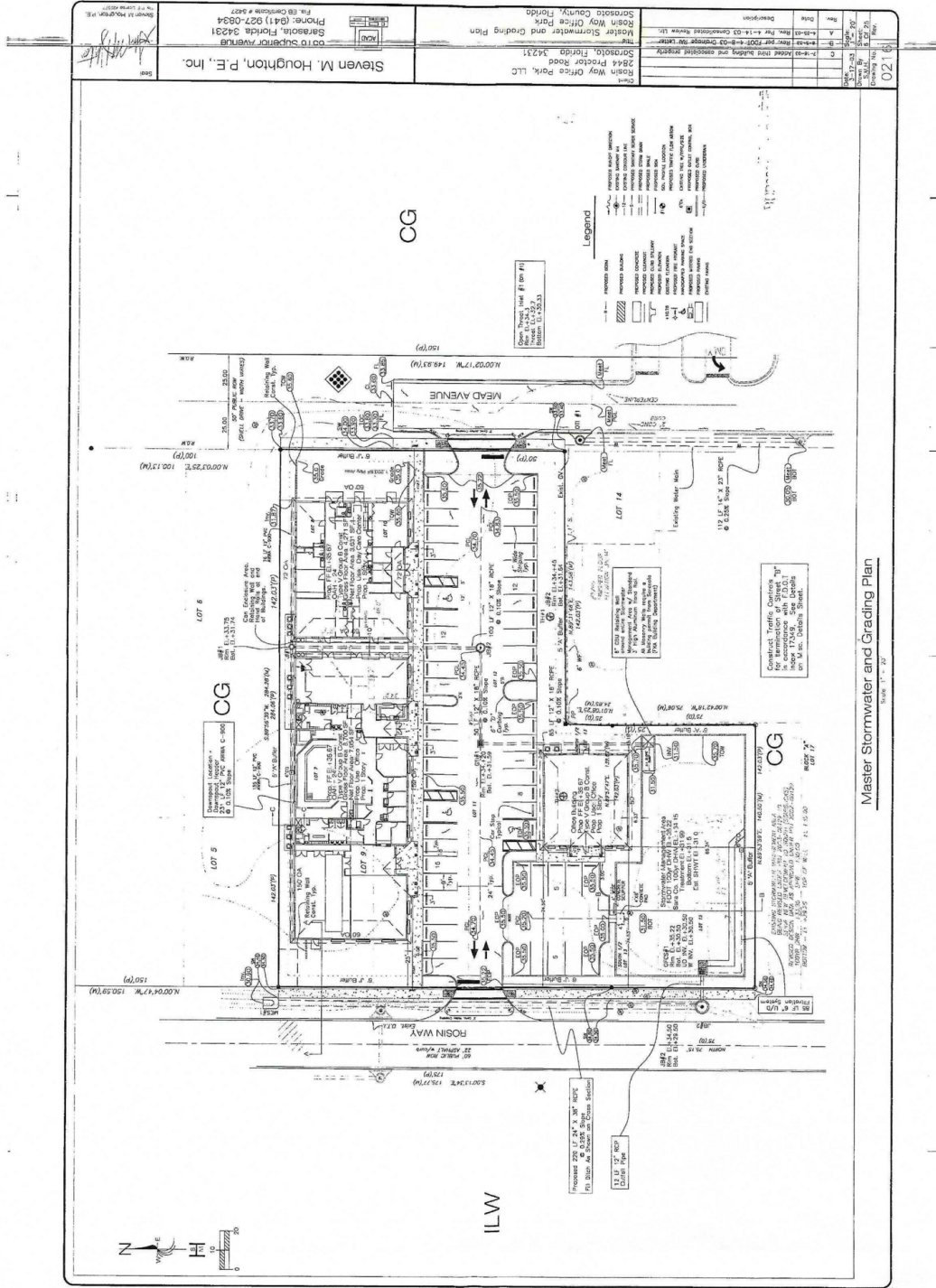


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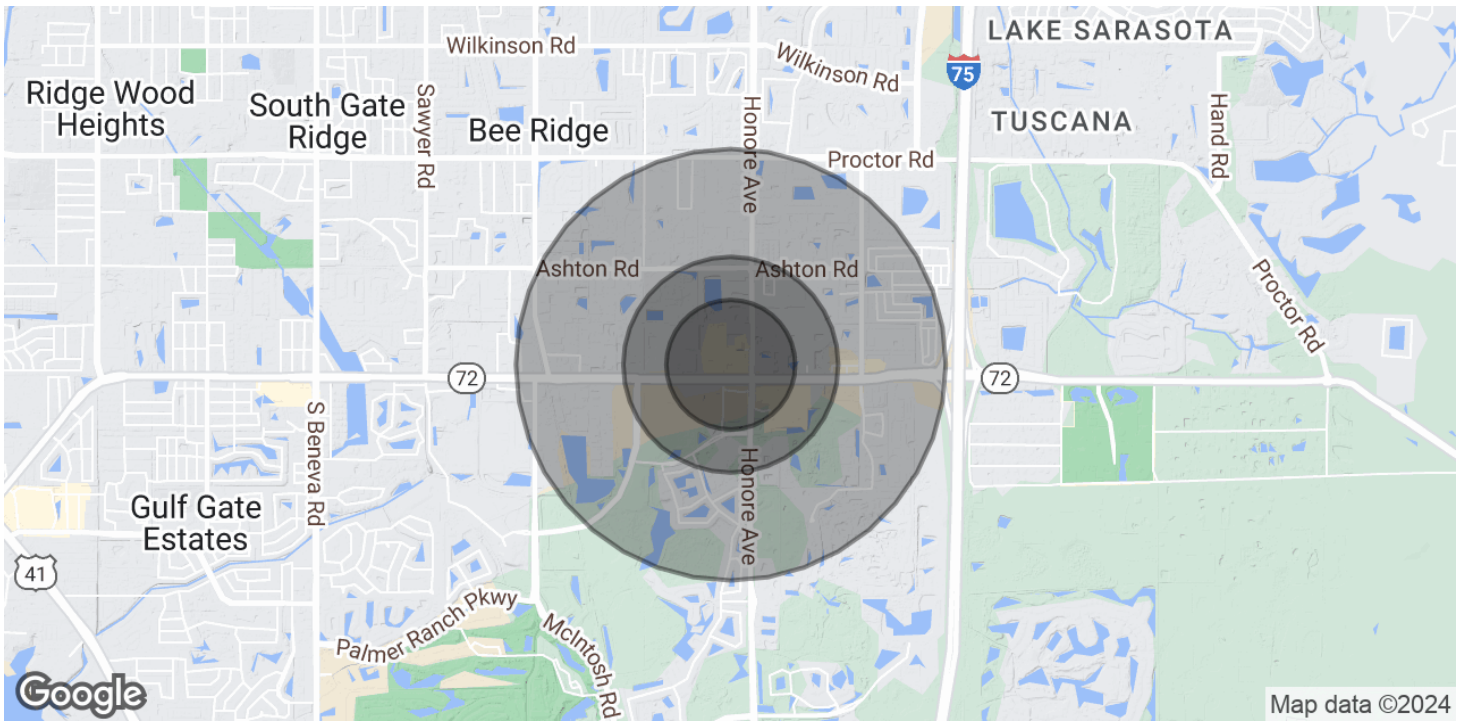
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	693	2,210	7,743
Average Age	44	45	49
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	286	928	3,359
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$128,376	\$126,174	\$127,496
Average House Value	\$497,408	\$493,010	\$483,781

Demographics data derived from AlphaMap

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### DAVID NEFF

Broker Associate

david.neff@cbcnrt.com

Direct: **941.448.1500** | Cell: **941.448.1500**

FL #BK3224740

### PROFESSIONAL BACKGROUND

David has practiced Real Estate in the Sarasota and Manatee area for 15 years. He is very fluent in the Market regarding many aspects of Commercial Real Estate to include Multi-Family, Medical, Office Buildings, Industrial, Land/Development and Retail. Prior to Real Estate, David was a small business owner in Florida performing in the construction industry. Honorably Discharged from the US ARMY after serving 8 years. Proud Father of two children who also live in Sarasota.

Specializing in:

Specializations:

Land (Commercial- Residential-Mixed-use)

Investment Properties

Industrial

Office

Retail

Multi-family

Hospitality

### MEMBERSHIPS

Realtor Association of Sarasota/Manatee (RASM)

#### Coldwell Banker Commercial Realty

100 N Tamiami Trl  
Sarasota, FL 34236  
941.366.8070

David Neff  
941 448 1500

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### ELLIOT ROSE

Commercial Broker Associate

Elliot.Rose@cbcncrt.com

Direct: **941.812.5057**

FL #BK3192558

### PROFESSIONAL BACKGROUND

Over 40 years of Commercial Real Estate Brokerage experience. Licensed since 1971. New York State and Florida

-Has held senior management positions at:

- The Prudential Real Estate Affiliates (Founding team executive)
- Coldwell Banker NRT Florida operations
- Sunbelt Title Florida operations (Title Resource Group)

Specializations:

Land (Commercial/Residential/Mixed-use)

Investment Properties

Industrial

Office

Retail

Multi-family

Hospitality

### EDUCATION

B.A. University at Buffalo

### MEMBERSHIPS

REALTOR Association of Sarasota Manatee

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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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