

# SALE

## 4169 CLARK RD # 1 BLDG 3

4169 Clark Rd # 1 Bldg 3 Sarasota, FL 34233



**SALE PRICE**

**\$422,900**

**David Neff**  
(941) 448-1500

**Elliot Rose**  
(941) 812-5057

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**REALTY**

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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.

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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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Confidentiality & Disclaimer

Property Summary

Property Description

Complete Highlights

Additional Photos

Regional Map

Location Map

Aerial Map

Financial Summary

Sale Comps

## **13**   **DEMOGRAPHICS**

Demographics Map & Report

Advisor Bio 1

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## 4169 CLARK RD # 1 BLDG 3

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### PROPERTY DESCRIPTION

Presenting an exceptional opportunity for office or office building investors, this prime property boasts a 1,300 SF building strategically located in the thriving Sarasota area. Built in 2004 and thoughtfully renovated in 2022, the property is meticulously maintained and offers a modern, appealing workspace for tenants. Zoned ILW, it provides versatility and flexibility for a range of business needs. With its strategic location and superior amenities, this property is well-suited for investors seeking a promising addition to their portfolio in the dynamic Sarasota market.

### PROPERTY HIGHLIGHTS

- 1,300 SF modern building
- Built in 2004, renovated in 2022
- Zoned ILW for versatility
- Strategic location in Sarasota area

### OFFERING SUMMARY

Sale Price:	\$422,900
Lot Size:	60,037 SF
Building Size:	1,300 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	120	405	2,807
Total Population	275	913	6,183
Average HH Income	\$127,707	\$129,200	\$122,824

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### LOCATION DESCRIPTION

Located in the vibrant Sarasota market, the area surrounding the property offers a thriving mix of cultural, recreational, and business attractions. Just moments away, tenants and employees can explore the renowned Siesta Key Beach, The Ringling museum, and the vibrant downtown area. The location also provides convenient access to a diverse range of dining and retail options, as well as easy connections to major roadways and Sarasota-Bradenton International Airport. With its dynamic blend of amenities and activities, the Sarasota market presents an enticing opportunity for office or office building investors seeking a prime, well-connected location in a highly desirable area.

### EXTERIOR DESCRIPTION

Block with Stucco and recently painted

### INTERIOR DESCRIPTION

Very nicely built out. Open and clean. Two good sized offices, Conference Room Kitchen, Rest Room and a Large Lobby area.

### PARKING DESCRIPTION

Outside unassigned surface parking

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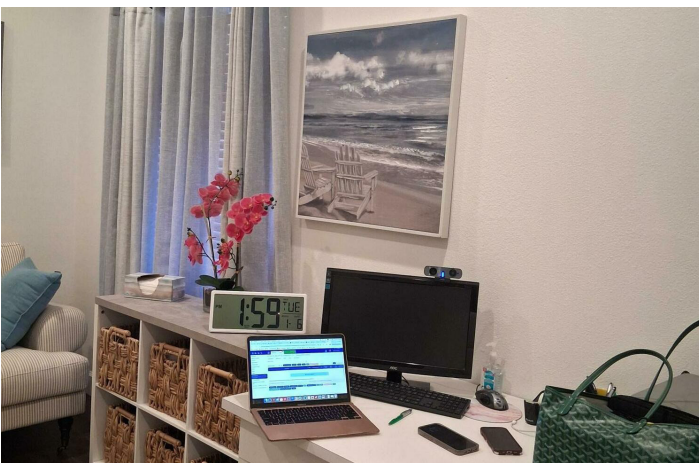
### BUILDING INFORMATION

Building Class	B
Occupancy %	0%
Tenancy	Single
Ceiling Height	10 ft
Minimum Ceiling Height	10 ft
Number of Floors	1
Average Floor Size	1,300 SF
Year Built	2004
Year Last Renovated	2022
Gross Leasable Area	1,300 SF
Construction Status	Existing
Condition	Excellent
Roof	Tile
Free Standing	No
Number of Buildings	1
Walls	clean and painted
Ceilings	flat
Floor Coverings	wood and tile
Foundation	slab
Office Buildout	Very Nice



### PROPERTY HIGHLIGHTS

- 1,300 SF modern building
- Built in 2004, renovated in 2022
- Zoned ILW for versatility
- Strategic location in Sarasota area
- 8 foot interior wood and glass doors



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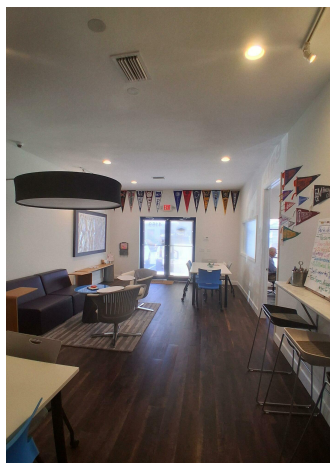
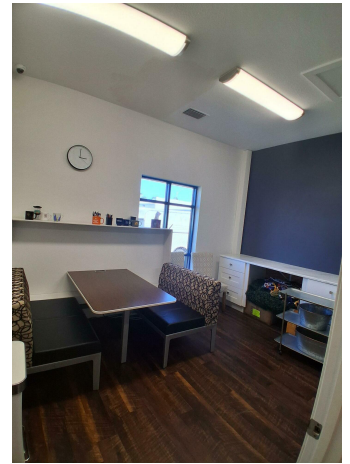
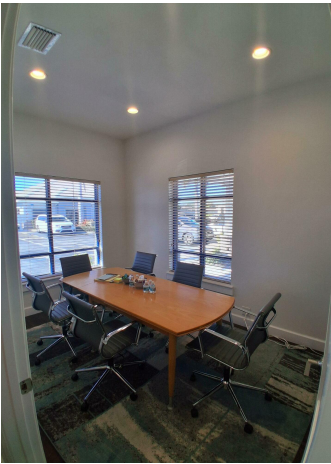
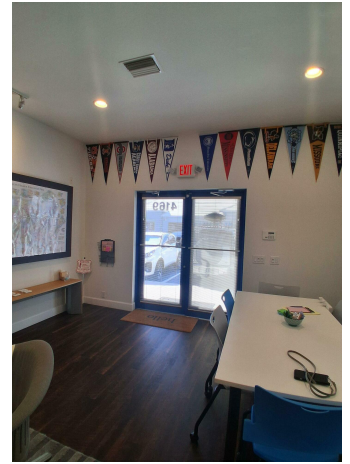
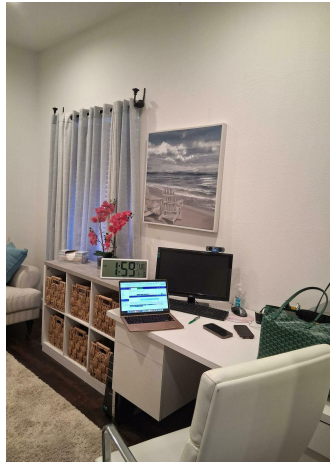


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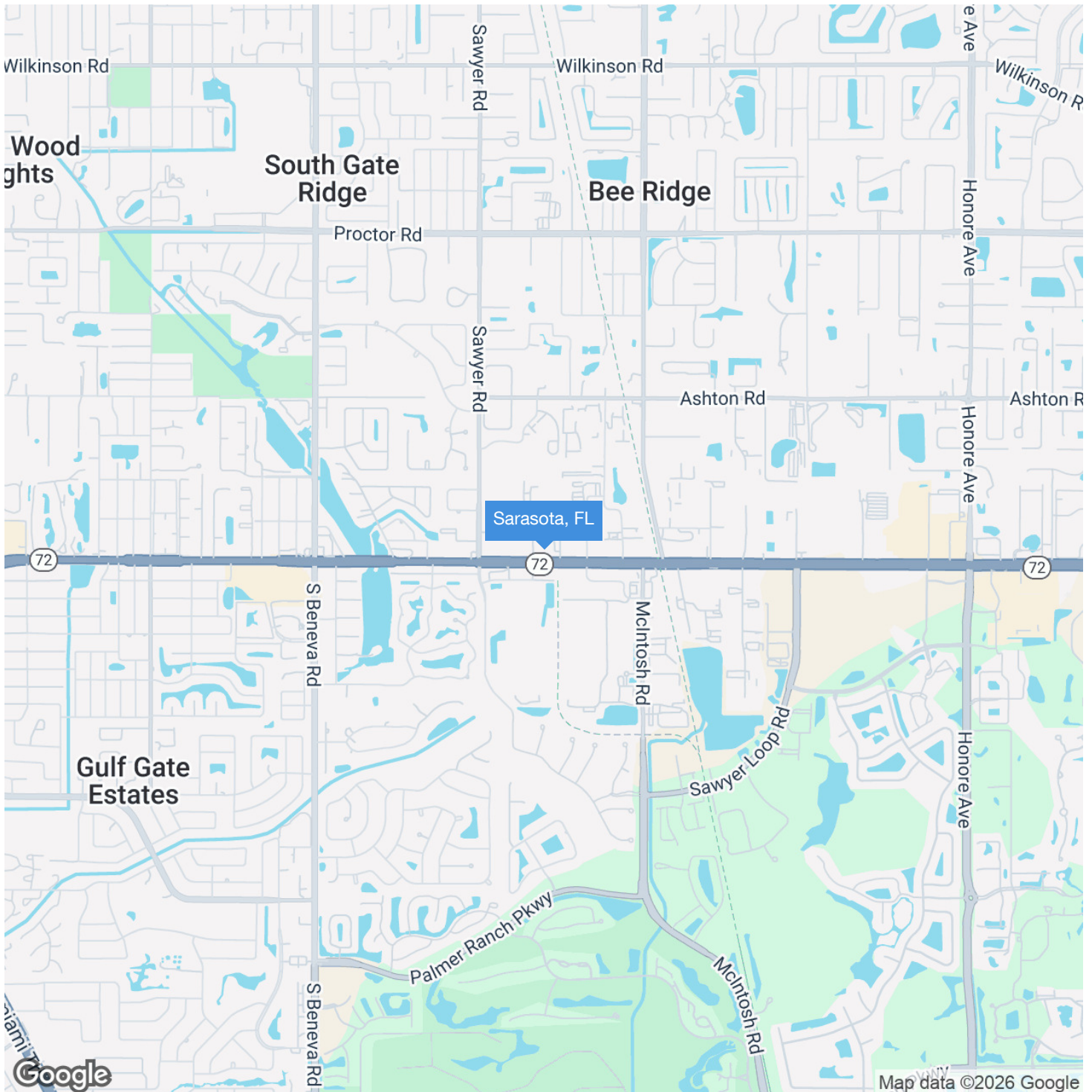
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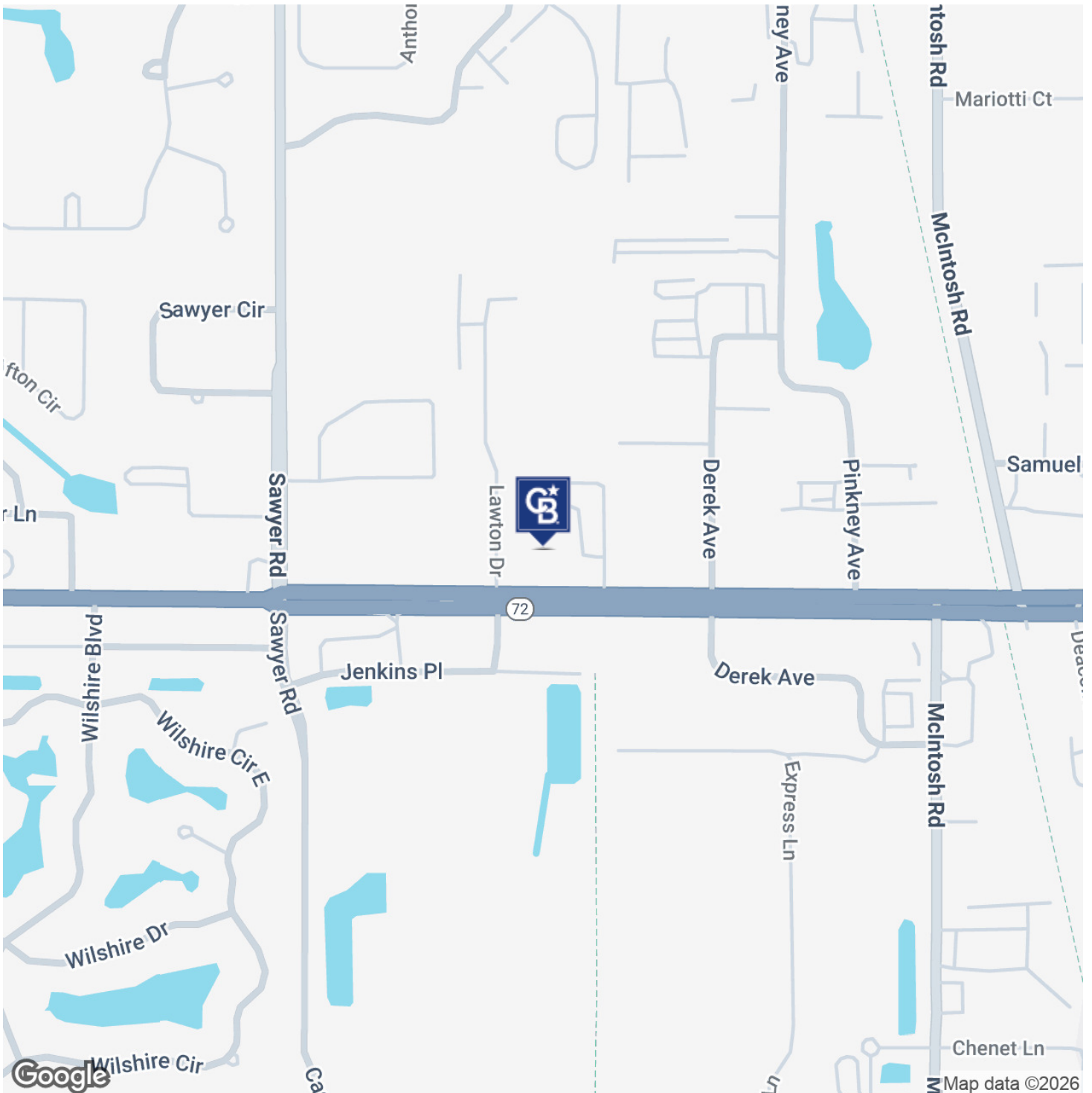


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### INVESTMENT OVERVIEW

### BEE RIDGE OFFICE CONDO

Price	\$422,900
Price per SF	\$325

### OPERATING DATA

### BEE RIDGE OFFICE CONDO

### FINANCING DATA

### BEE RIDGE OFFICE CONDO

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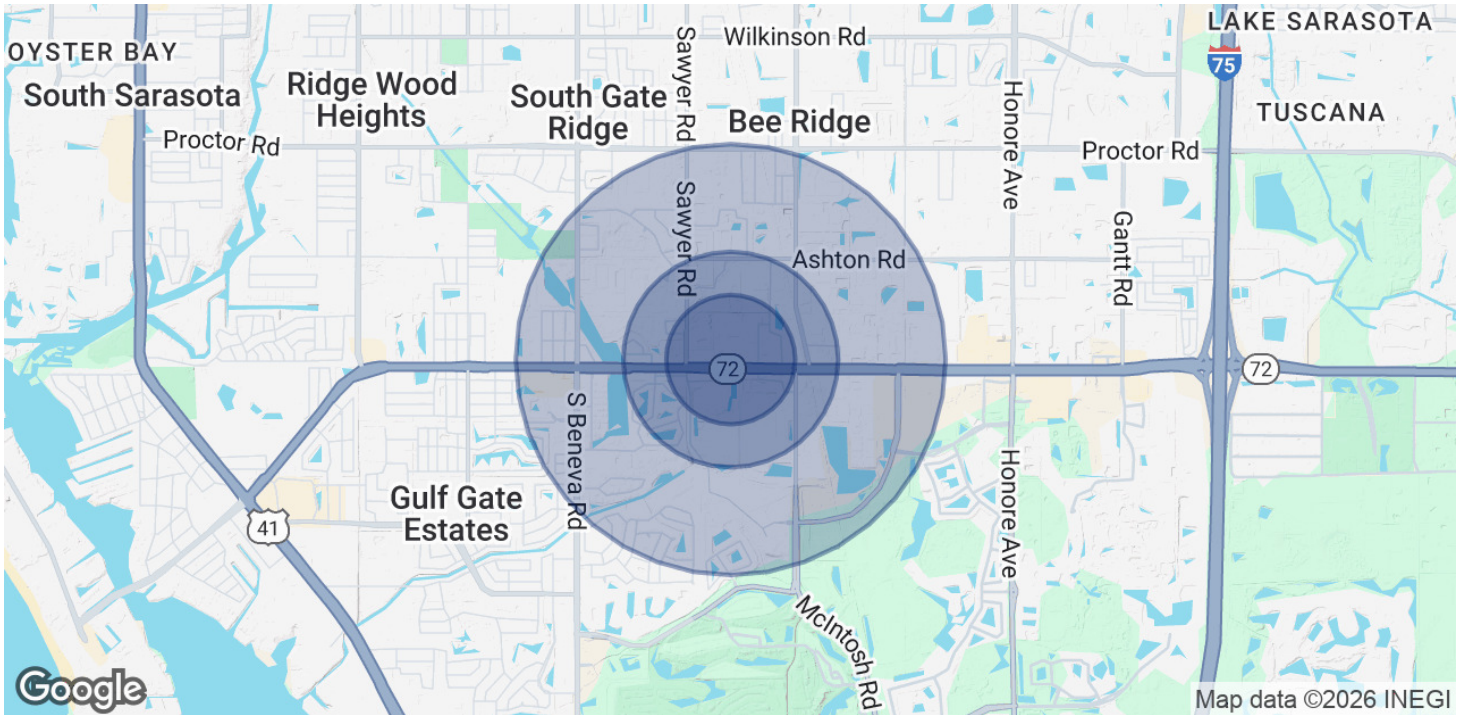
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	275	913	6,183
Average Age	55	57	54
Average Age (Male)	54	56	52
Average Age (Female)	55	57	55

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	120	405	2,807
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$127,707	\$129,200	\$122,824
Average House Value	\$522,176	\$511,017	\$497,597

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

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