

The Crusader

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323 10th Ave, Palmetto, FL 34221



OFFERING SUMMARY

Sale Price:	\$1,495,000
Cap Rate:	7.67%
NOI:	\$123,636
Lot Size:	11,526 SF
Year Built:	1923
Building Size:	14,526 SF
Renovated:	2018
Zoning:	Commercial General
Market:	Palmetto
Submarket:	SW Florida
Price / SF:	\$102.92

Mike Migone CCIM
Senior Investment Advisor
941.487.6986 x137
mike.migone@svn.com

Liz Berry
Associate Advisor
941.387.1200 x127
liz.berry@svn.com

PROPERTY OVERVIEW

Enjoy steady cash flow from this 100% occupied building. The historic Crusader Building originally built in 1923 has been tastefully updated in its original charm with new roof, high impact windows, decorative awnings, air conditioning and more. A nice mix of office and professional tenants with the State of Florida's Department of Motor Vehicles, your anchor whose current lease runs through the end of December 2025. Located at Regatta Point and the Central Business District in the City of Palmetto, there is consistent high demand to be situated in this area. The Palmetto Community Redevelopment Agency recently acquired nearly two acres to build a parking garage downtown. Funding has also been approved for revitalization to the roads, sidewalks and lighting structures along 10th Avenue and the immediate surrounding area.

PROPERTY HIGHLIGHTS

- 100% Occupied Steady Income Producing Building
- High Impact Windows and Newer Roof.
- Central Business Location
- Close To Major Roadway Arteries



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