

FOR SALE

\$62,040



NRT



PORT CHARLOTTE, FL 33952

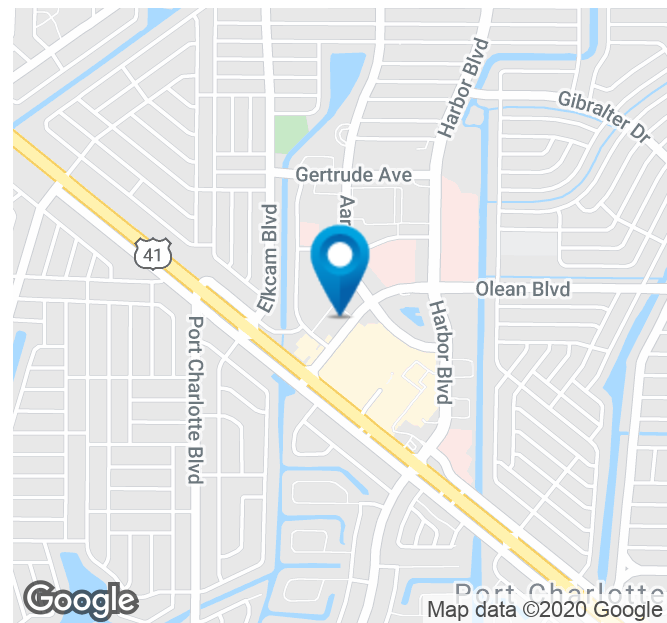
21202 OLEAN BLVD UNIT C6**Property Description**

Office/ Retail condo for sale in Olean Plaza. This unit is 660 square feet and has a nice reception area, 2 rooms, an office, a reception area, a storage area, and a bathroom.

The condo association fee is \$140.10 per month.

Property Highlights

- 660 Sq Ft available
- Low monthly association fees (\$140.10)
- Zoned CG
- Can be used for retail/office space

**Ronald Struthers, CCIM**

941.769.3316

FL #BK275268

ron.struthers@cbcprt.com

www.commercialrealtyfl.com

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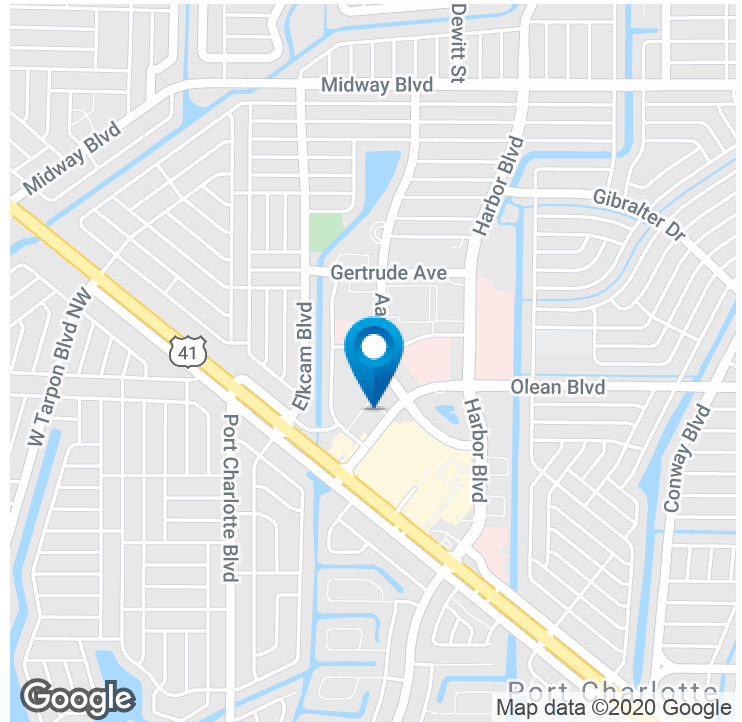
200 WEST MARION AVE

PUNTA GORDA, FL 33950

941-769-3316

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21202 OLEAN BLVD UNIT C6



OFFERING SUMMARY

Sale Price:	\$62,040
Year Built:	1978
Building Size:	660 SF
Zoning:	CG
Price / SF:	\$94.00

PROPERTY OVERVIEW

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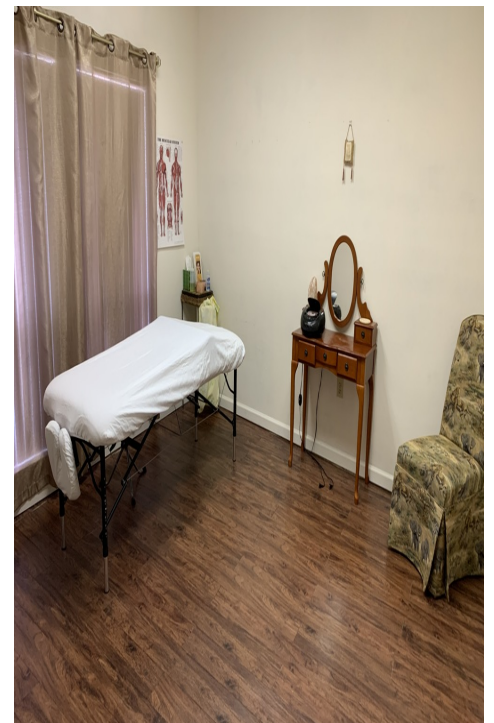
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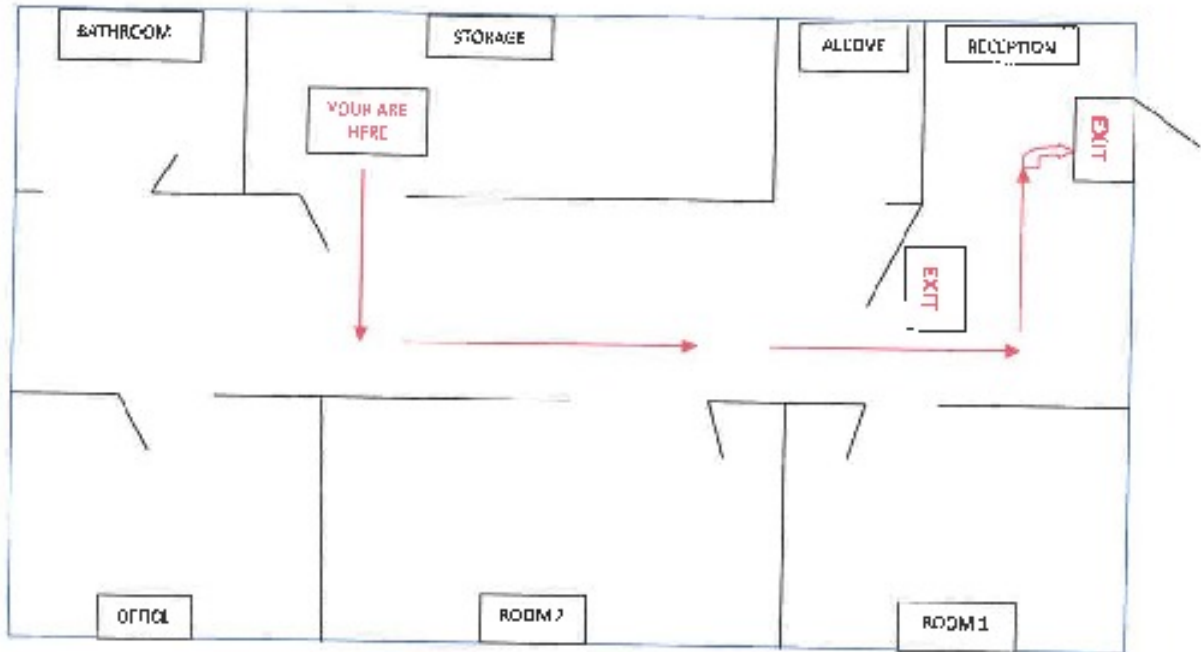
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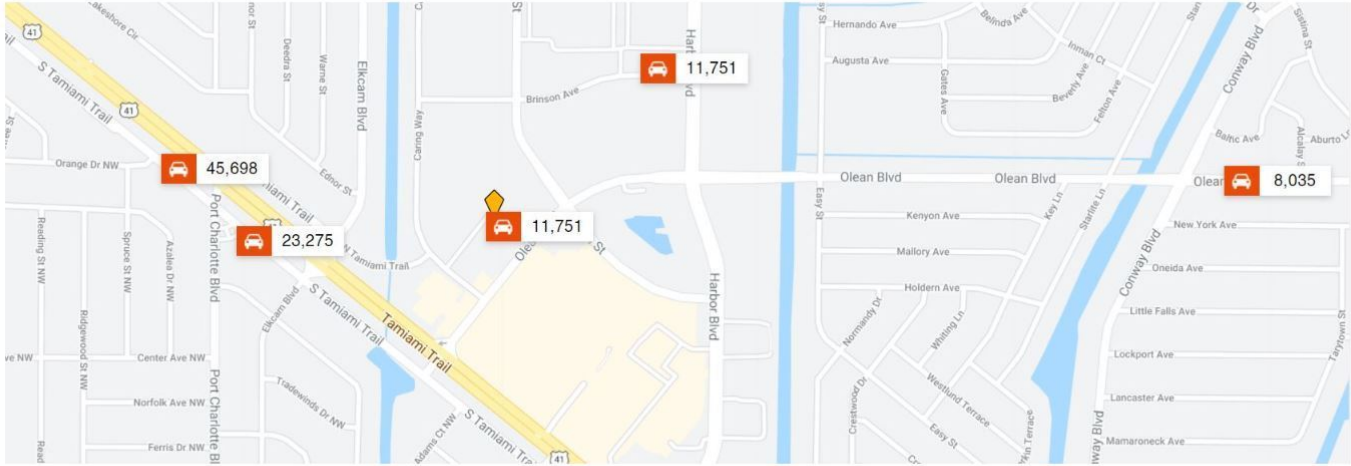
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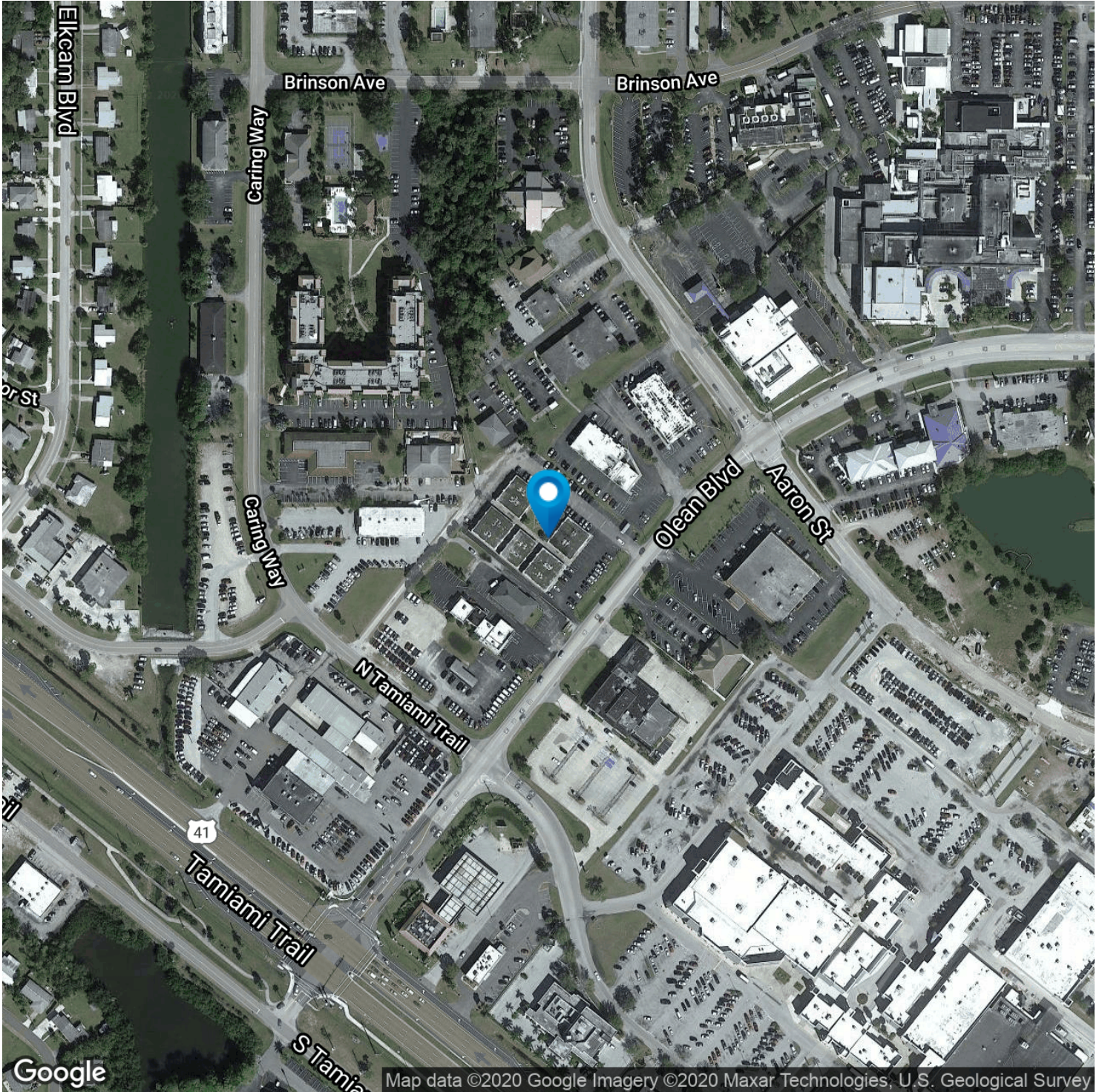
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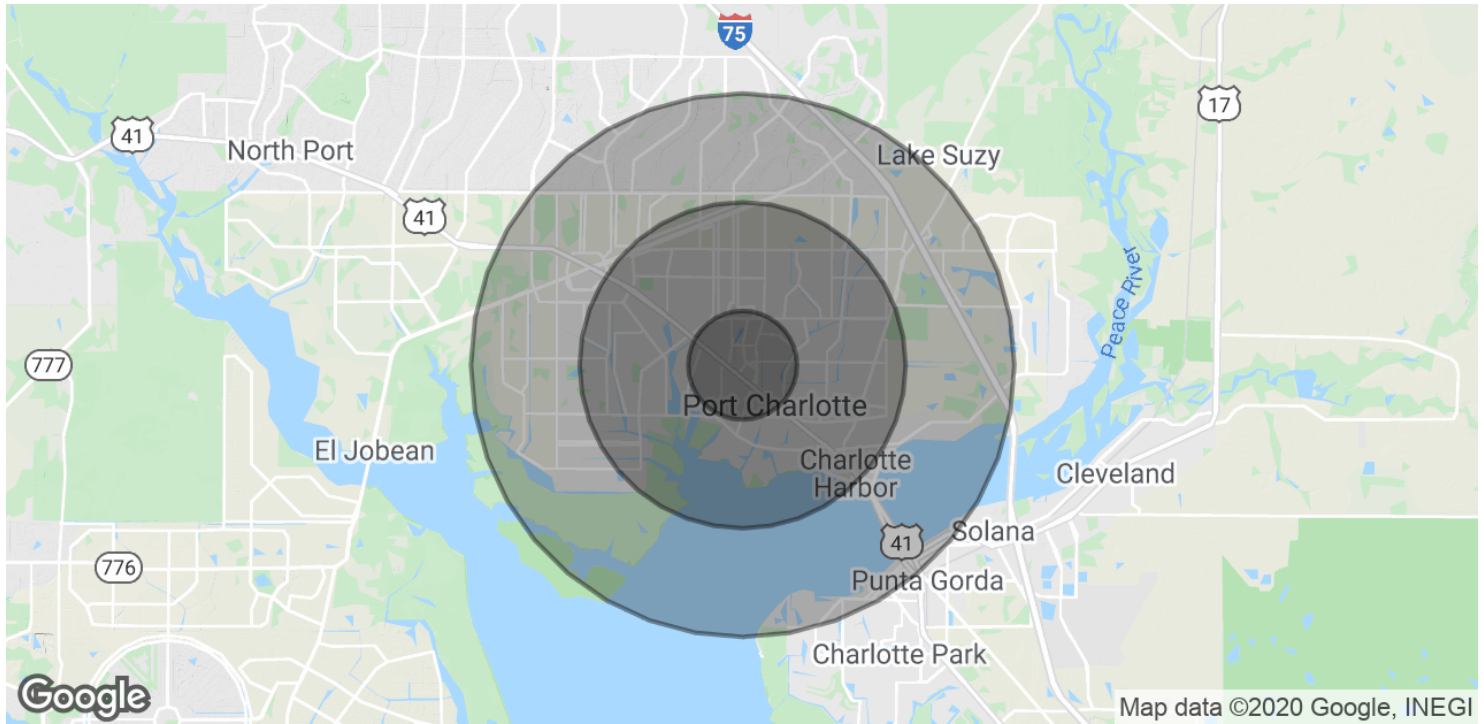
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,295	45,914	76,116
Average age	48.7	49.2	50.0
Average age (Male)	45.2	47.2	48.5
Average age (Female)	49.8	50.6	51.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,977	20,129	33,739
# of persons per HH	2.1	2.3	2.3
Average HH income	\$37,539	\$48,839	\$51,900
Average house value	\$110,444	\$193,165	\$208,677

* Demographic data derived from 2010 US Census

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THE STRUTHERS NETWORK

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



RON STRUTHERS, CCIM | BROKER ASSOCIATE



Ron Struthers achieved the CCIM (Certified Commercial Investment Member) in 2002. He has been a board member of SWFL CCIM since 2003 and was President for two separate terms. Ron remains an active member of the CCIM network.

Ron joined Coldwell Banker Commercial in 2012 and has been a top commercial agent since joining the firm ranked as one of the Top 10 Agents for Florida for 8 years. In 2016, Ron started to mentor junior agents and assemble a team, "The Struthers Network". The team works together with the mission of providing excellent customer service and satisfaction for the commercial real estate investment community in Florida.

Contact Ron: (941) 769-3316 | rstruthers@ccim.net



KAYLA WEISS | COMMERCIAL ASSOCIATE



Kayla Weiss earned her Florida real estate license when she was 18 years old. Kayla joined Coldwell Banker Commercial and "The Struthers Network" in 2018. Kayla has participated in transactions exceeding \$10,000,000 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 and CCIM 101: Financial Analysis for Commercial Investment Real Estate with plans to complete the program.

Contact Kayla: (941) 268-4423 | kayla.weiss@commercialrealtyfl.com

