

122 NESBIT STREET

FULLY OCCUPIED FOUR-UNIT COMMERCIAL BUILDING



NESBIT STREET

E. MARION AVENUE

122 NESBIT STREET



OFFERING SUMMARY

Location: 122 Nesbit Street
Punta Gorda, FL 33950

County: Charlotte

Property Type: Improved Commercial

Building: 4,946 Rentable Square Feet

Year Built: 2007

Property Size: 9,562 SF | 0.24 Acres

Zoning: City Center (Punta Gorda)

Units: 4 Units

Parcel ID: 412306329001

2020 Taxes: \$7,988.62

Price: \$1,194,000 | \$241 PSF

PLEASE DIRECT ALL OFFERS TO:

Christi Pritchett - cpritchett@lsicompanies.com
Justin Thibaut - jthibaut@lsicompanies.com
(239) 489-4066

OFFERING PROCESS

Offers should be sent by Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



OFFERING SUMMARY

- Fully occupied commercial building with 4,946 SF of rentable floor area
- Private parking lot with nine surface parking spots, and dozens of free public parking spaces along Nesbit Street
- Constructed in 2007, the two-story concrete building has a raised finish floor elevation of 9.5 feet, impact windows and a metal roof
- Located in downtown Punta Gorda and walking distance to numerous activity centers, retail and restaurants

NOTABLE SURROUNDINGS



LAISHLEY PARK

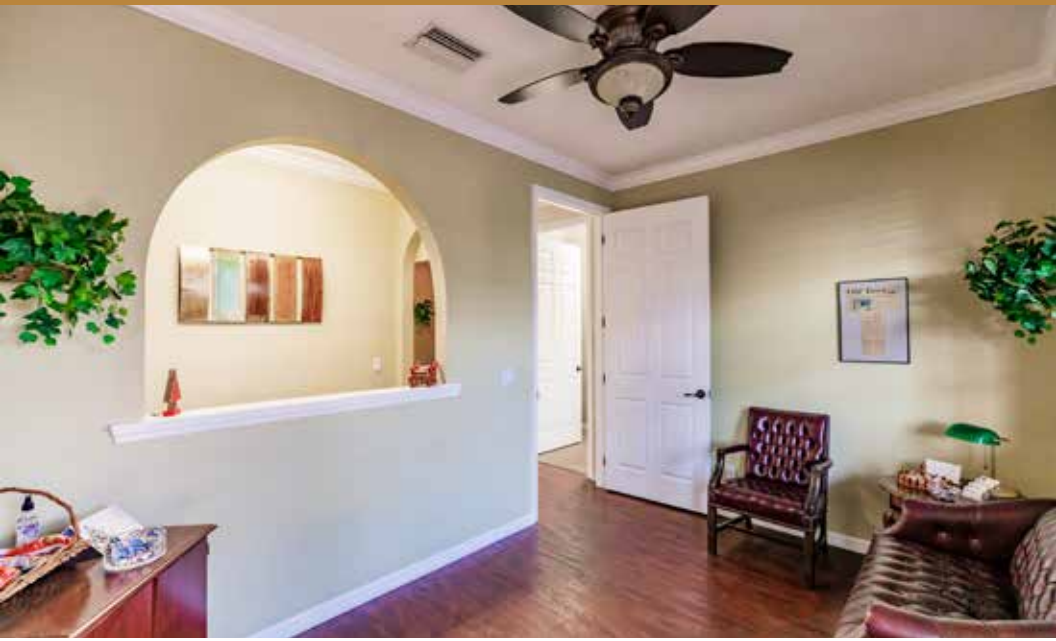


CHARLOTTE CO. GOVERNMENT COMPLEX

SUNLOFT CENTER

HISTORIC CHARLOTTE CO. COURTHOUSE

BUILDING INTERIOR



BUILDING INTERIOR



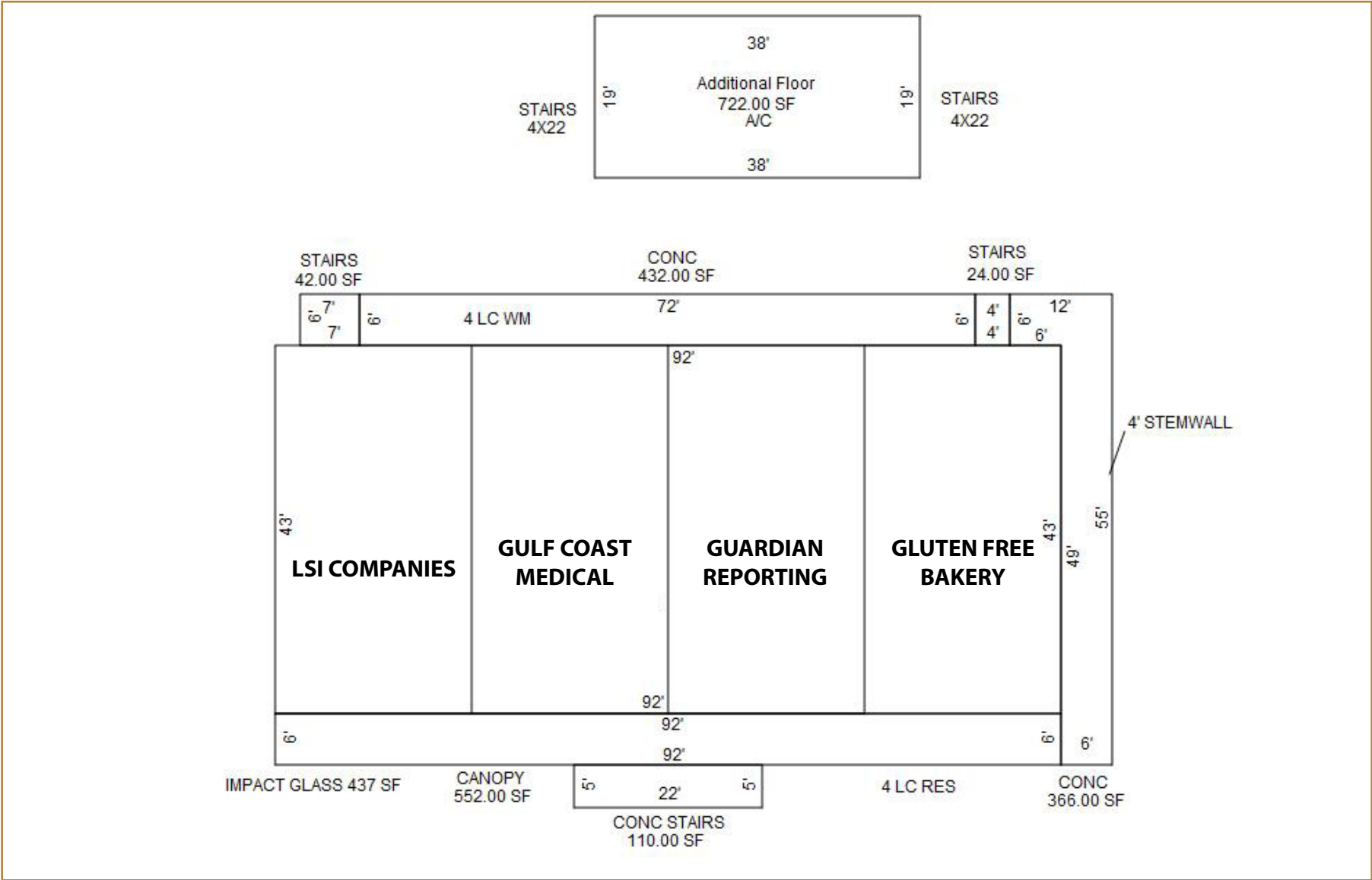
TENANT INFORMATION

The leases are “gross leases” with the only additional tenant obligations being utilities and capped air condition maintenance or repair expense. The leases range from a month-to-month term to an expiration in 15 months.

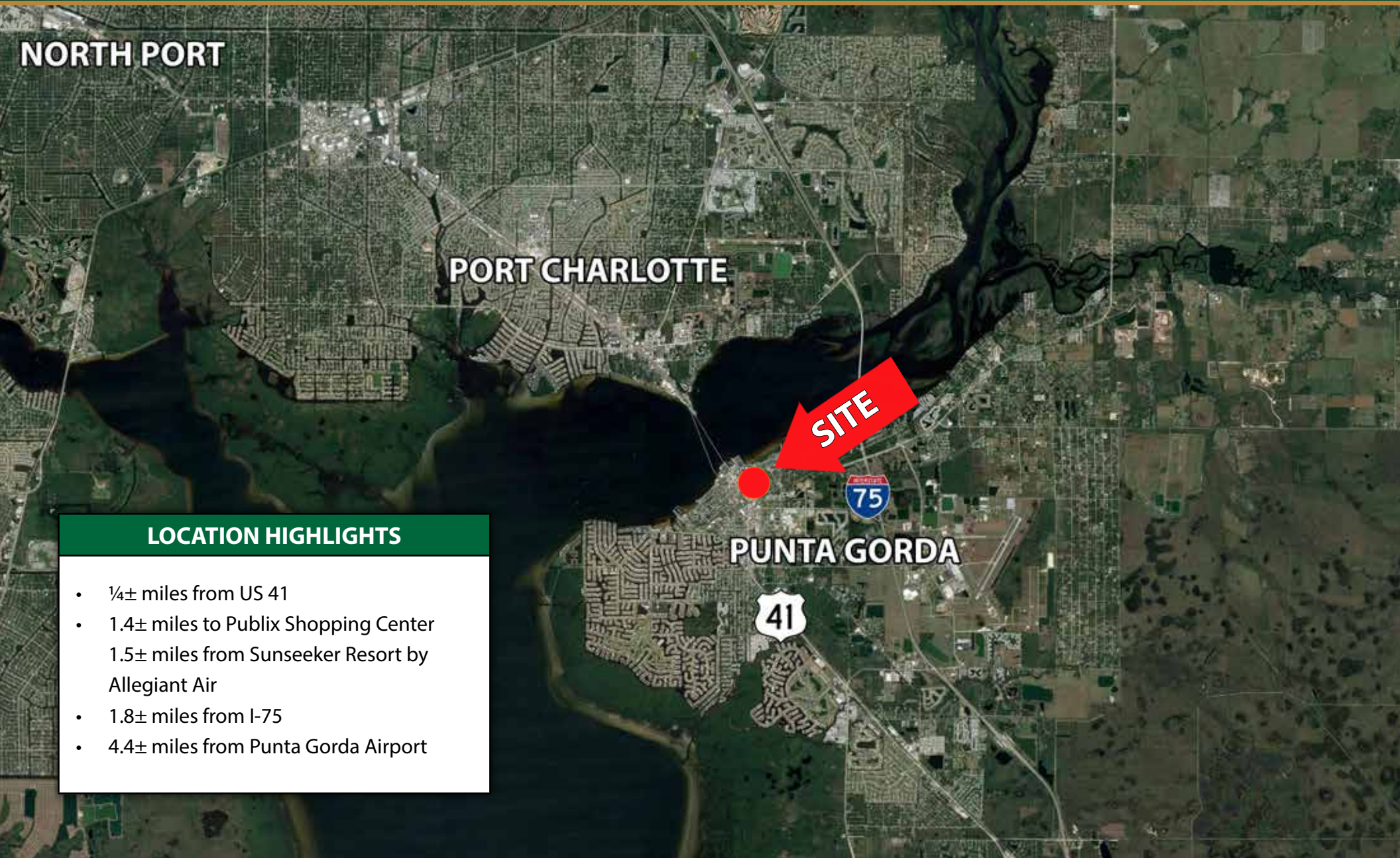
| UNIT | RENTABLE FLOOR AREA | TENANT | OCCUPIED SPACE | OCCUPANCY | LEASE TERM EXPIRATION |
|-------|---------------------|--------------------|----------------|-----------|-----------------------|
| 111 | 989 | LSI | 989 | 20% | 1/31/2023 |
| 112 | 1,484 | GULF COAST MEDICAL | 1,484 | 30% | 1/31/2023 |
| 113 | 1,484 | GUARDIAN REPORTING | 1,484 | 30% | MTM |
| 114 | 989 | GLUTEN FREE BAKERY | 989 | 20% | 3/31/2022 |
| TOTAL | 4,946 | | 4,946 | 100% | |



BUILDING LAYOUT



LOCATION MAP



LOCATION HIGHLIGHTS

- ¼± miles from US 41
- 1.4± miles to Publix Shopping Center
- 1.5± miles from Sunseeker Resort by Allegiant Air
- 1.8± miles from I-75
- 4.4± miles from Punta Gorda Airport

122 NESBIT STREET

FULLY OCCUPIED FOUR-UNIT COMMERCIAL BUILDING



LSI
COMPANIES

Land Solutions Inc. was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, LSI Companies is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The LSI Companies team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.

6810 International Center Blvd. • Fort Myers, FL 33912 • 239.489.4066