

SALE

CENTRE PARK COMMERCE CENTRE FLEX SPACE 1,950 SF

2238 72nd Avenue East Sarasota, FL 34243



SALE PRICE

\$487,500

David Neff
(941) 448-1500

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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

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PROPERTY DESCRIPTION

Presenting a prime opportunity for industrial/flex space investors, this impressive property in the Sarasota, Lakewood Ranch, Bradenton Market offers a 1,950 SF building with one unit, meticulously designed for versatility and functionality. Built in 2006 and renovated in 2016, the property reflects modern features and efficient design, ensuring a seamless fit for a variety of business needs. Zoned HM, it provides flexibility for industrial and manufacturing uses, catering to a range of potential tenants. Its strategic location within the Tampa MSA area further enhances its appeal, making it an attractive investment for investors seeking a versatile and well-maintained industrial/flex space property.

PROPERTY HIGHLIGHTS

- 1,950 SF building
- One unit
- Built in 2006
- Renovated in 2016

OFFERING SUMMARY

Sale Price:	\$487,500
Number of Units:	1
Lot Size:	3.1 Acres
Building Size:	1,950 SF
NOI:	\$35,100.00
Cap Rate:	7.2%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	881	28,514	75,122
Total Population	2,057	67,248	171,710
Average HH Income	\$77,043	\$84,406	\$82,946

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LOCATION DESCRIPTION

The location of the property presents a prime investment opportunity within the vibrant Sarasota, Bradenton, Lakewood Ranch Metropolitan Statistical Area (MSA) market. Situated amidst a thriving Industrial business landscape, the area offers access to major highways, making it a convenient location for office and office building investors. Nearby points of interest include the Sarasota-Bradenton International Airport, University Town Center, and the dynamic downtown Sarasota area. With its strategic positioning and close proximity to a range of amenities, the area is well-poised to attract businesses and professionals. Investors looking to capitalize on the growth and potential of the Sarasota, Bradenton, Lakewood Ranch market will find this location to be an appealing prospect for their commercial real estate portfolio.

SITE DESCRIPTION

Industrial area of the Sarasota/Bradenton mkt.
3 Building Condo Complex within the Industrial Park

CONSTRUCTION DESCRIPTION

Masonry and Metal

POWER DESCRIPTION

Single Phase County/Utility

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PROPERTY HIGHLIGHTS

- 1,950 SF building
- One unit
- Built in 2006
- Renovated in 2016
- Zoned HM
- Strategic Tampa MSA location



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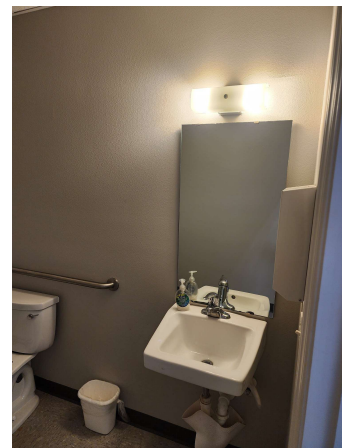
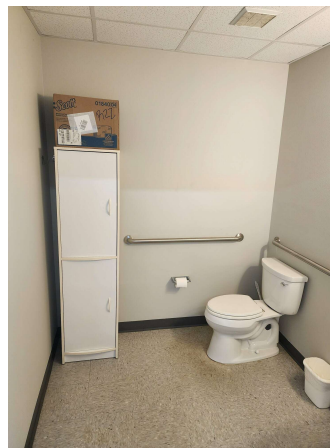
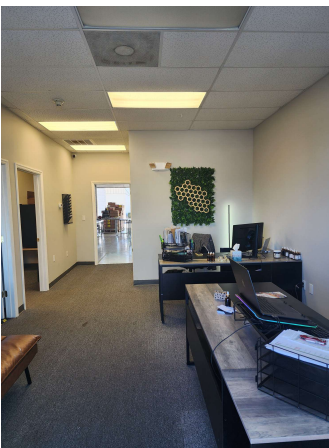
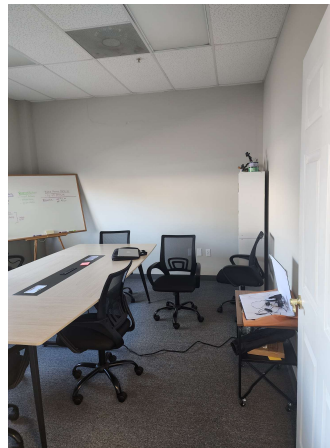
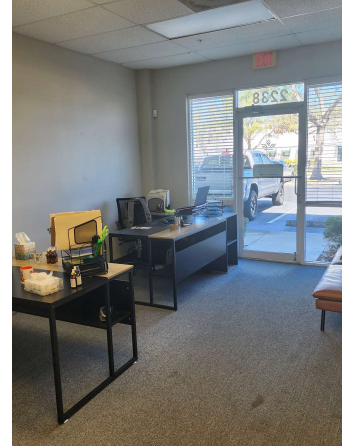
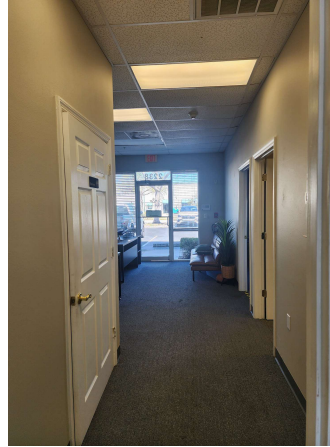


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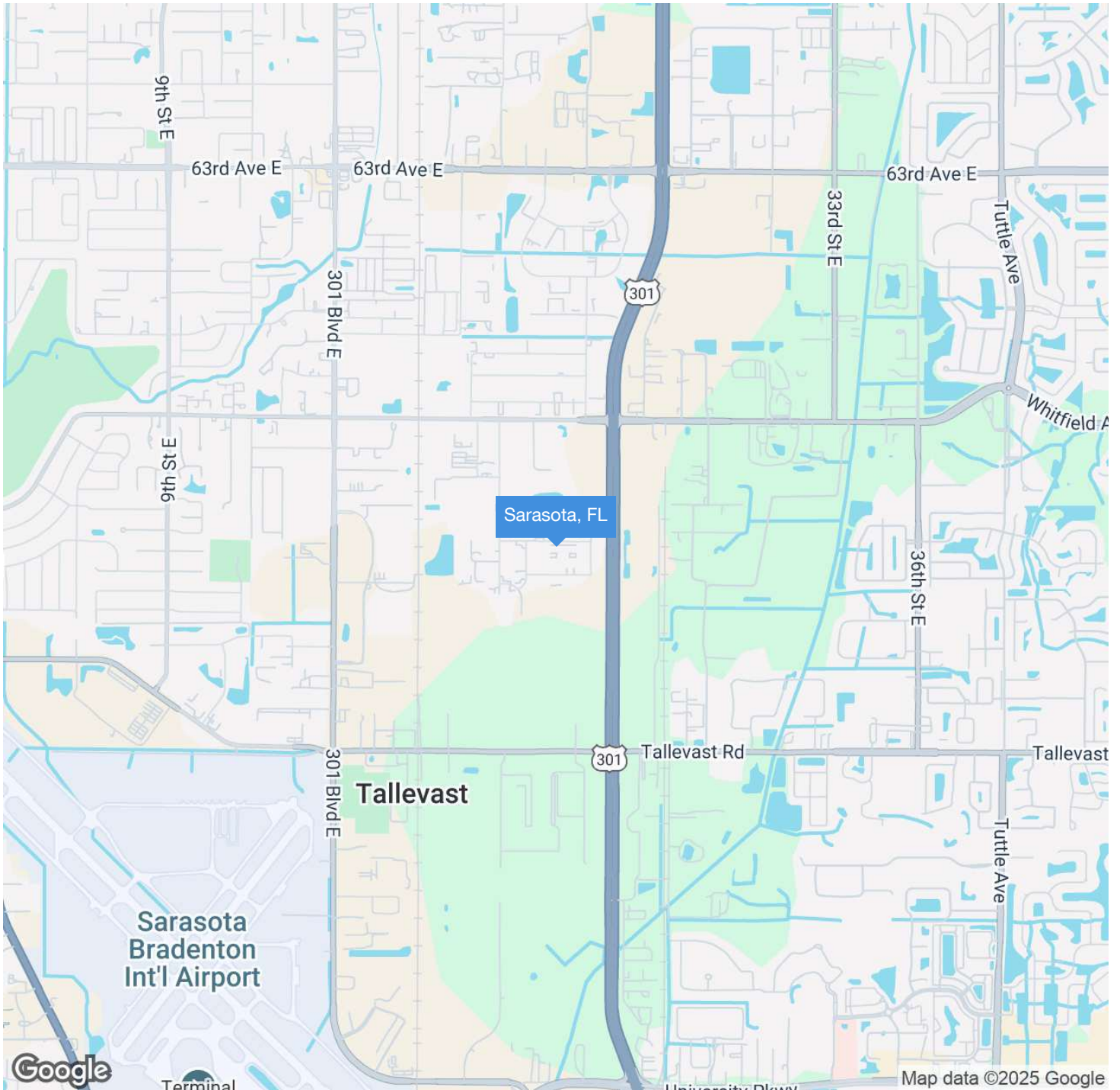


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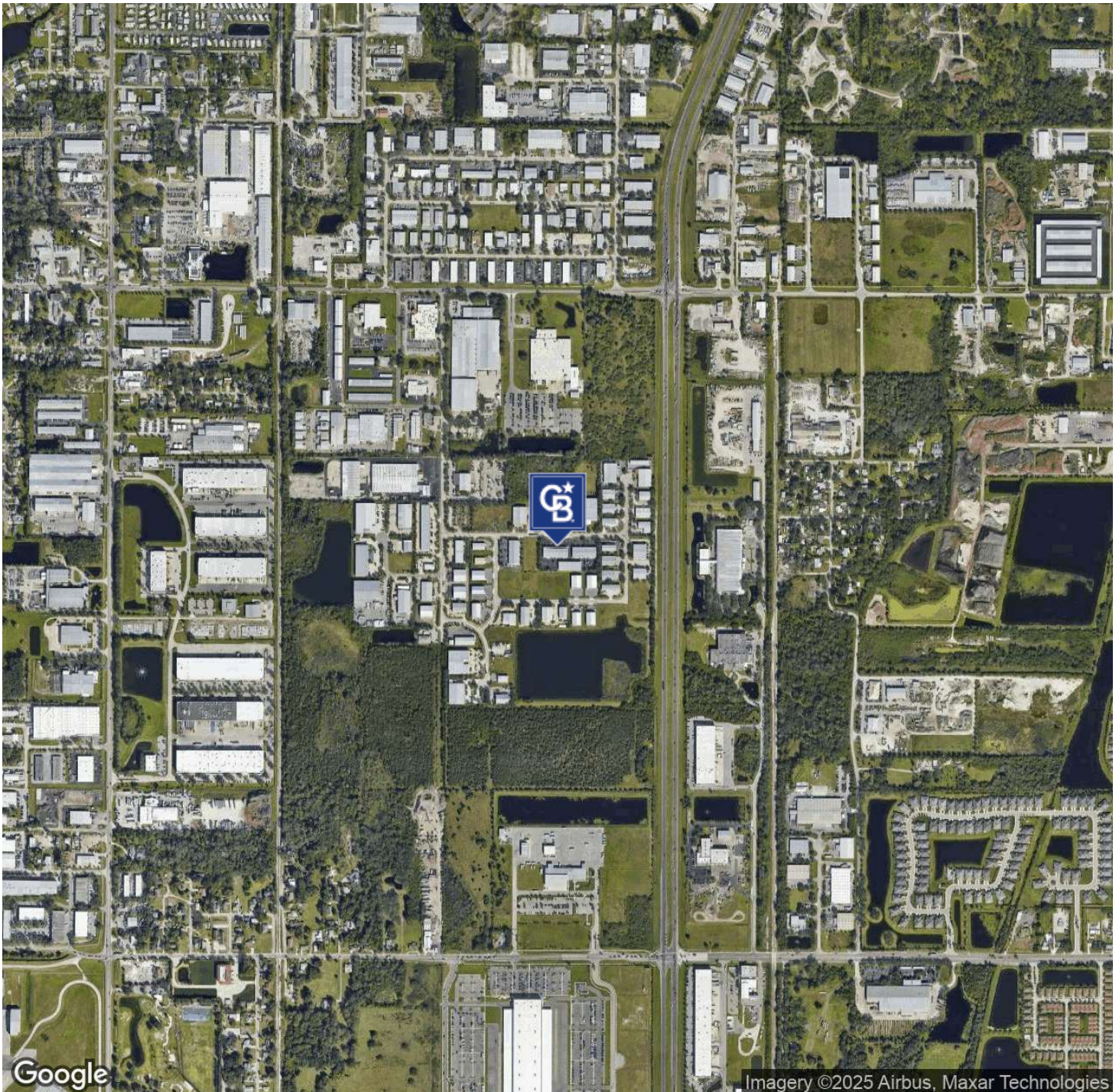


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INVESTMENT OVERVIEW

2238 72ND

Price	\$487,500
Price per SF	\$250
Price per Unit	\$487,500
GRM	13.89
CAP Rate	7.20%
Cash-on-Cash Return (yr 1)	7.20%
Total Return (yr 1)	\$35,100

OPERATING DATA

2238 72ND

Gross Scheduled Income	\$35,100
Other Income	\$9,914
Total Scheduled Income	\$45,014
Gross Income	\$45,014
Operating Expenses	\$9,914
Net Operating Income	\$35,100
Pre-Tax Cash Flow	\$35,100

FINANCING DATA

2238 72ND

Down Payment	\$487,500
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INCOME SUMMARY

2238 72ND

Vacancy Cost

\$0

GROSS INCOME

\$45,014

EXPENSES SUMMARY

2238 72ND

Taxes

\$4,202

Insurance

\$437

Association Dues

\$5,275

OPERATING EXPENSES

\$9,914

NET OPERATING INCOME

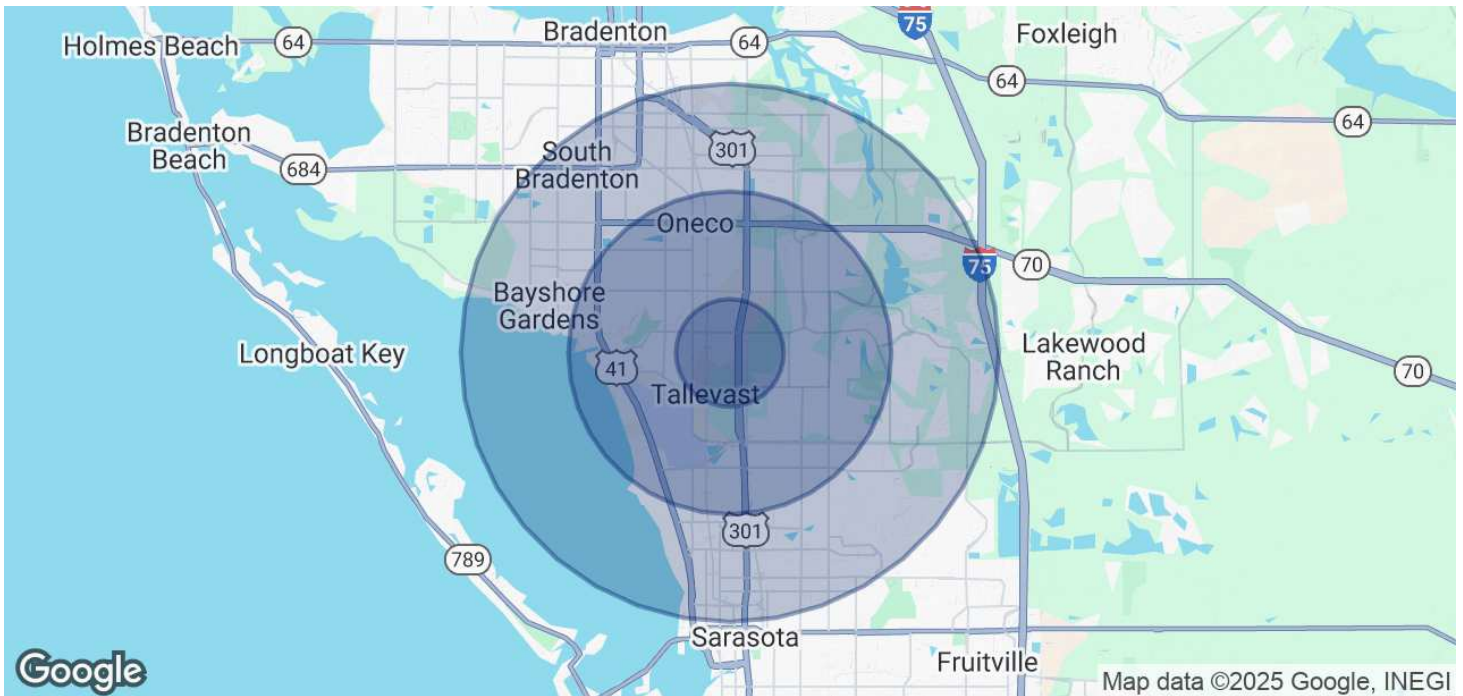
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,057	67,248	171,710
Average Age	44	47	47
Average Age (Male)	44	46	46
Average Age (Female)	45	47	48

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	881	28,514	75,122
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$77,043	\$84,406	\$82,946
Average House Value	\$329,437	\$315,215	\$333,963

Demographics data derived from AlphaMap

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DAVID NEFF

Broker Associate

david.neff@cbscr.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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