



FOR SALE | OFFICE

# SARASOTA MAIN STREET

1834 Main Street | Sarasota, FL 34236



## PRESENTED BY:

### MIKE MIGONE CCIM

Senior Investment Advisor  
941.487.6986  
mike.migone@svn.com  
FL #BK399768

## PROPERTY HIGHLIGHTS

- DTC- Zoning Permits 10 Stories
- 127 Feet of Main Street Frontage
- Additional 8,170 SF Lot Available
- Zoning Allows Res and Retail Mixed Use



All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



# DISCLAIMER

SARASOTA MAIN STREET | 8,944 SF | SARASOTA, FL

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



All SVN® Offices Independently Owned & Operated.

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



# TABLE OF CONTENTS

SARASOTA MAIN STREET | 8,944 SF | SARASOTA, FL

Executive Summary	4
Additional Photos	5
Property Overview	6
<b>1. LOCATION INFORMATION</b>	<b>7</b>
Location Maps	8
Satellite Map	9
Site Plan	10
Site Plan	11
Site Plan	12
<b>2. DEMOGRAPHICS</b>	<b>13</b>
Demographics Report	14
Demographics Map	15
Back Page	16



# Executive Summary



## SALE OVERVIEW

<b>SALE PRICE:</b>	\$2,400,000
<b>LOT SIZE:</b>	12,650 SF
<b>BUILDING SIZE:</b>	8,944 SF
<b>BUILDING CLASS:</b>	C
<b>CEILING HEIGHT:</b>	9.0 FT
<b>YEAR BUILT:</b>	1984
<b>ZONING:</b>	DTC - Downtown Core
<b>MARKET:</b>	Downtown Sarasota
<b>SUB MARKET:</b>	SW Florida

## PROPERTY DESCRIPTION

Rarely available Main Street property located in the central business district of Downtown Sarasota. Well constructed building occupied by an array of professional office users. Solid occupancy history that would remain or the building can be vacated with reasonable notice. Redevelopment opportunity to construct up to 14 residential units with first floor retail directly on Main Street . This offering includes an additional vacant lot totaling 5,060 SF that is currently be used for parking with 20 spaces. A second 8,170 SF lot located at 101 S Osprey Ave [behind the subject] is also available for \$1.2M. This lot can be packaged with the subject property and would increase the residential density by up to another 9 units.





# Additional Photos





# Property Overview

## Physical Description

<b>Property Name:</b>	Downtown Sarasota Main Street
<b>Type of Ownership:</b>	Fee Seimple
<b>Property Type:</b>	Office
<b>APN:</b>	2027-01-0060, 2027-01-0059, 2027-01-0058
<b>Lot Size:</b>	0.29 AC
<b>Building Size:</b>	8,944 SF
<b>Rentable SF:</b>	11 SF
<b>Building Class:</b>	C
<b>Zoning:</b>	DTC - Downtown Core
<b>Building Frontage:</b>	127

## Construction

<b>Year Built:</b>	1984
<b>Construction Type:</b>	Existing
<b>Number of Stories:</b>	2
<b>Average Floor Size:</b>	SF
<b>Foundation:</b>	Concrete Slab
<b>Parking Type:</b>	Surface
<b>Number of Units:</b>	2
<b>Roof:</b>	Flat - Built Up

## Interior Finish

<b>Walls:</b>	Drywall
<b>Ceilings:</b>	Sheet Rock
<b>Floor Coverings:</b>	Tile and Carpet

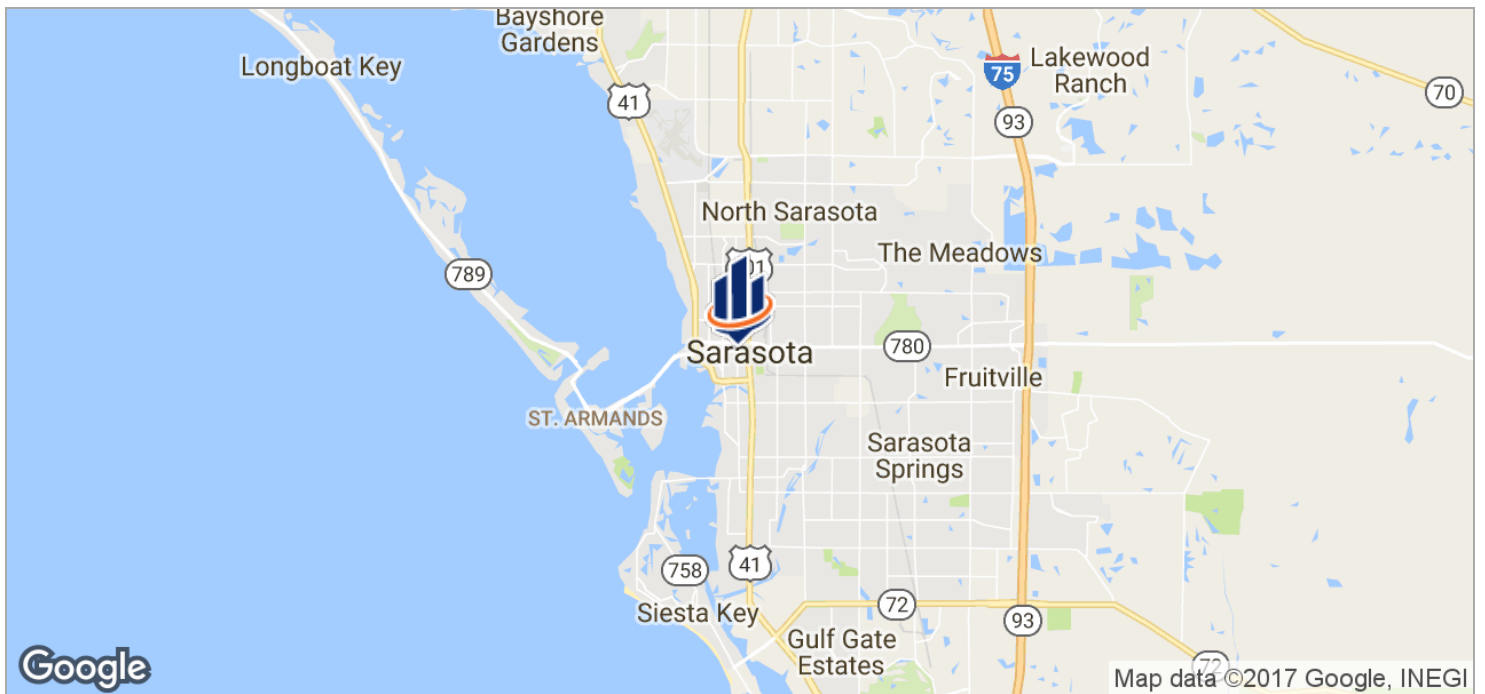


# 1 | LOCATION INFORMATION

---

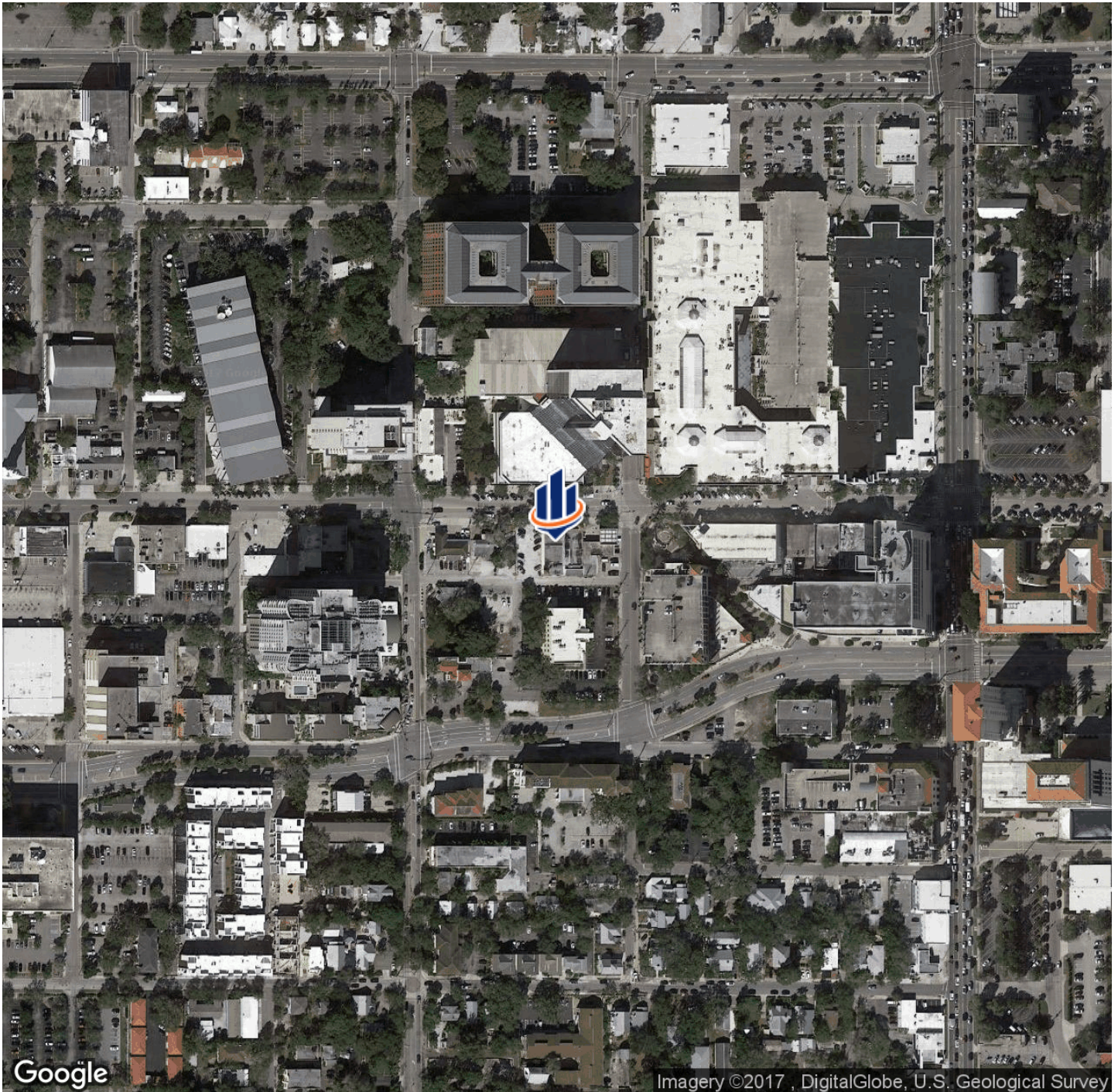


# Location Maps



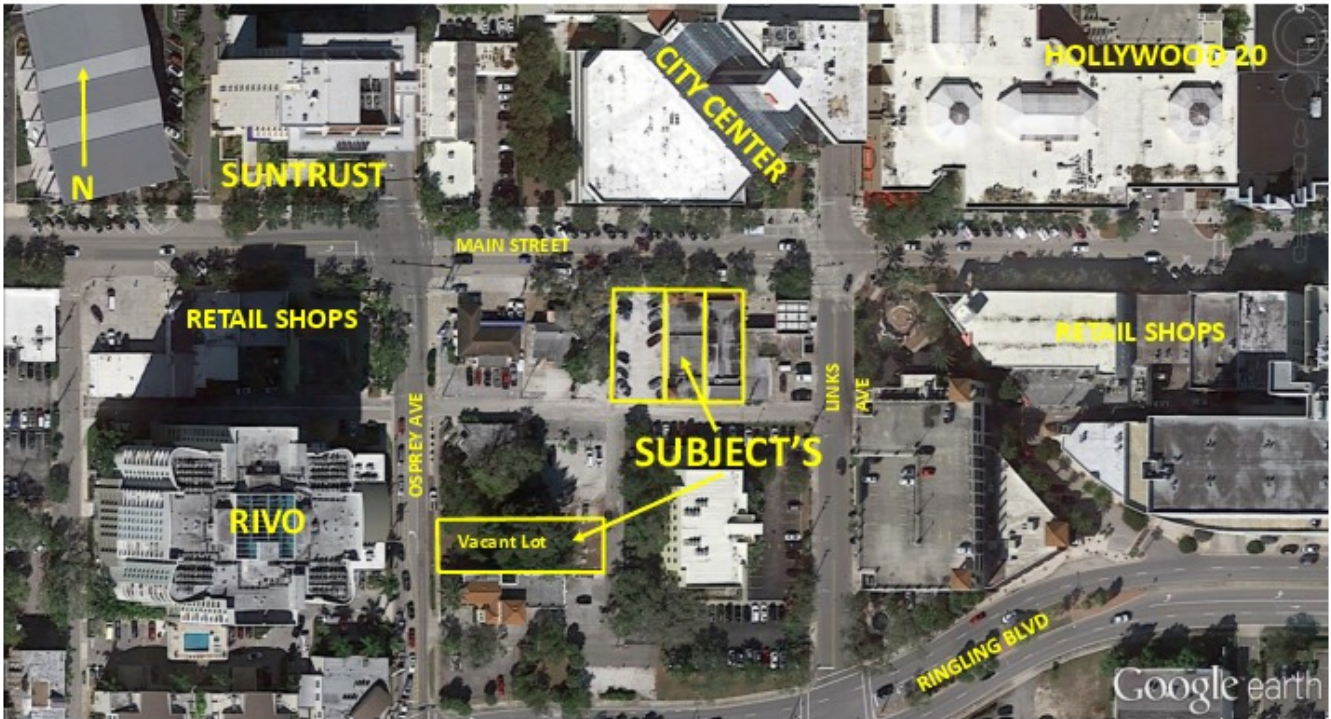


# Satellite Map



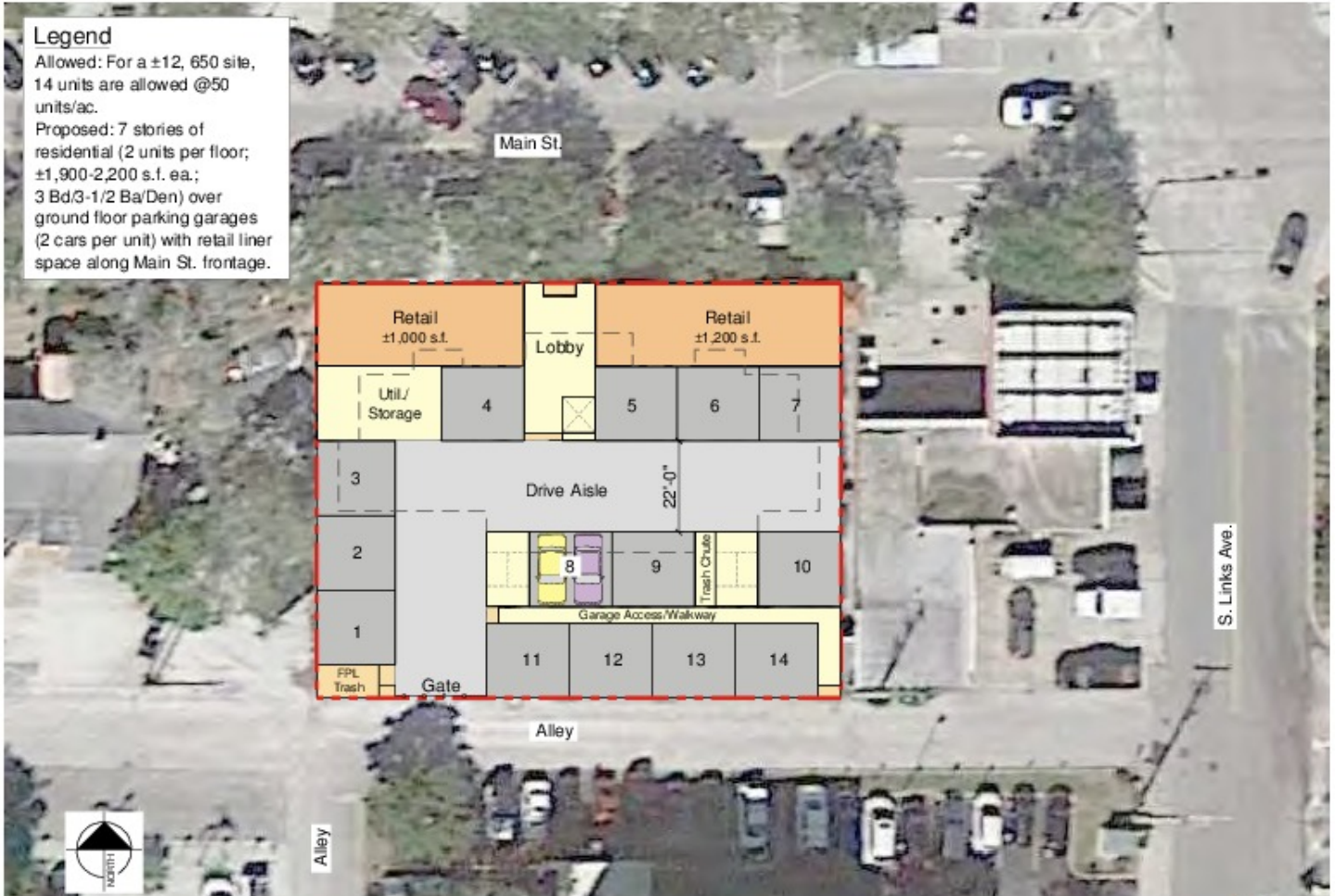


# Area Map





# Development Concept



Date: 01.05.2017

Scale: 1"=30'-0"

## 1830-1844 Main St. Development City of Sarasota, Florida

Ground Level





# 101 Osprey Ave Development Concept



Date: 01.20.2017

Scale: 1"=40'-0"

## 101 S. Osprey Ave. Development Ground Floor Plan City of Sarasota, Florida





## 2 | DEMOGRAPHICS

---



# Demographics Report

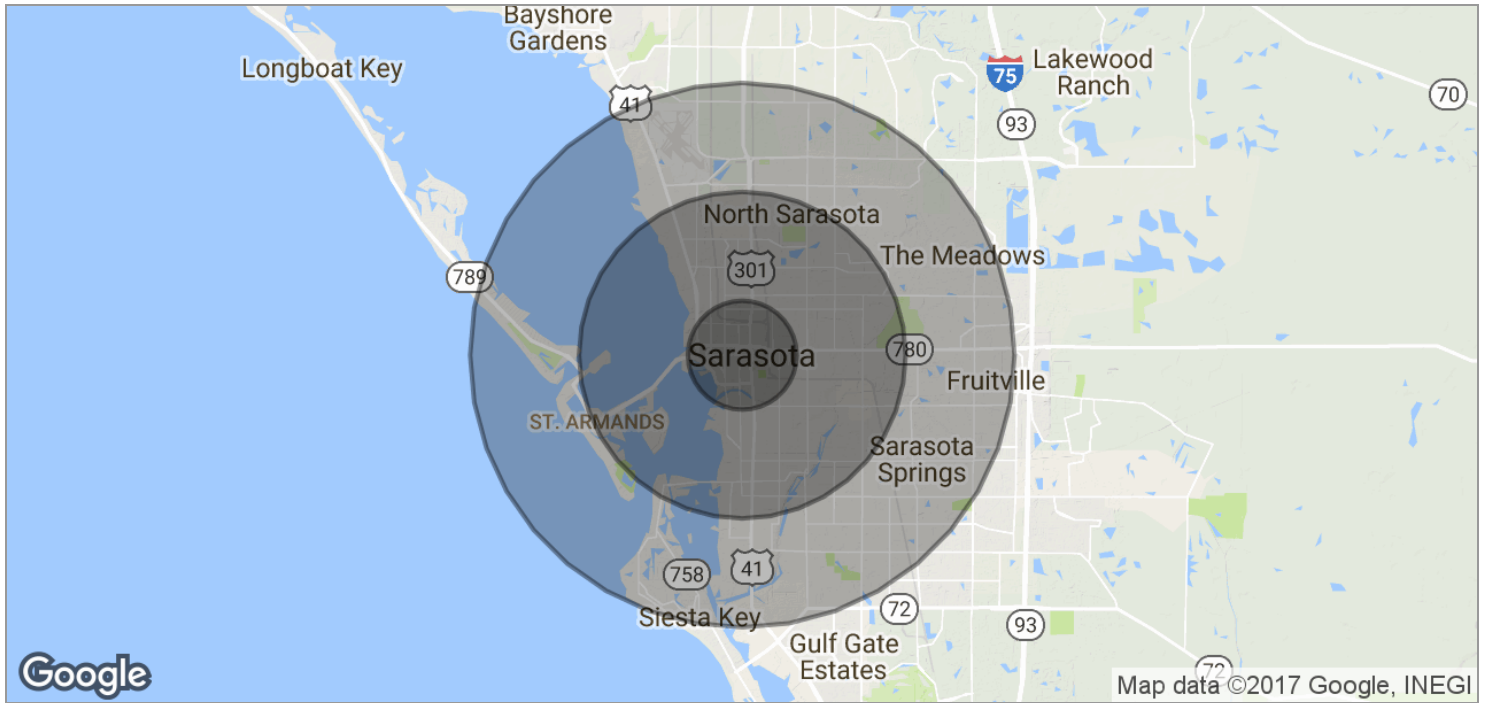
	1 MILE	3 MILES	5 MILES
Total households	5,017	30,953	66,688
Total persons per hh	2.3	2.3	2.3
Average hh income	\$66,213	\$63,506	\$68,412
Average house value	\$347,221	\$357,830	\$296,880
	1 MILE	3 MILES	5 MILES
Total population	11,453	72,027	151,979
Median age	40.8	43.9	46.0
Median age (male)	38.2	42.0	44.4
Median age (female)	43.5	46.2	47.8

\* Demographic data derived from 2010 US Census





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,453	72,027	151,979
MEDIAN AGE	40.8	43.9	46.0
MEDIAN AGE (MALE)	38.2	42.0	44.4
MEDIAN AGE (FEMALE)	43.5	46.2	47.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,017	30,953	66,688
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$66,213	\$63,506	\$68,412
AVERAGE HOUSE VALUE	\$347,221	\$357,830	\$296,880





**PRESENTED BY:**

**MIKE MIGONE CCIM**

Senior Investment Advisor  
941.487.6986  
mike.migone@svn.com  
FL #BK399768