

FOR SALE

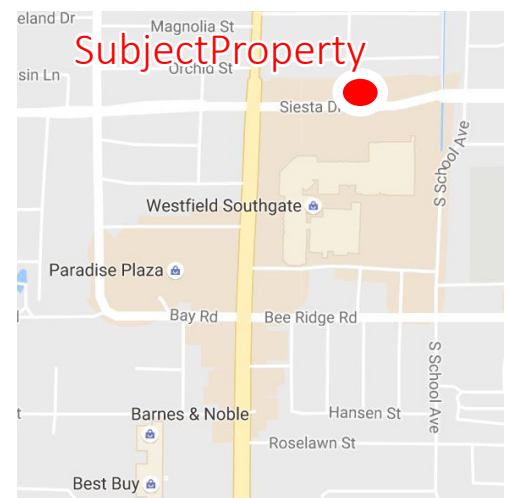


Prime Retail Building on Siesta Drive

2095 Siesta Drive, Sarasota, FL 34232

Building Size: 3,700 SF +/-
Sales Price: \$610,000
Cap Rate: 7.41%

Great opportunity to own 3 unit retail building
in a very busy retail center with a good tenant mix
Units have glass fronts with great visibility & signage
Located directly across from Southgate Mall



FOR SALES INQUIRIES, PLEASE CONTACT

Nick DeVito II
C 941.928.1243
Nick@ian-black.com

Joanna Ginder Ashley
C 941.320.1282
Joanna@ian-black.com

IAN BLACK
REAL ESTATE

THE PLACE FOR SPACE

1 S School Ave, Suite 600, Sarasota FL 34237

WWW.IAN-BLACK.COM

Information deemed reliable but not guaranteed. Prices subject to change without notice.

Prime Retail Building on Siesta Drive

2095 Siesta Drive, Sarasota, FL 34232

CONFIDENTIAL DISCLOSURE AGREEMENT

We/I, _____ (hereby called the Buyer) and _____ (hereby called the Buyer's Broker) and any associated companies with non-public financial and other information concerning the potential acquisition of the referenced property, Prime Retail Building on Siesta Drive, 2095 Siesta Drive, Sarasota FL hereby acknowledge that the information provided to the Buyer and/or its Broker relating to the property is highly confidential and proprietary in nature, and, is or will be delivered to the Buyer and/or its Broker subject to the following:

The information shall be used solely for the purpose described. Buyer and/or its Broker acknowledges and agrees that the information does not purport to be all inclusive or to contain all of the information that a prospective purchaser may desire. Buyer and/or its Broker further acknowledges and agrees that by delivering the information, Nick DeVito II and/or Joanna Ginder-Ashley of Ian Black Real Estate are not making any representation or warranty, express or implied, as to the accuracy or completeness of the information or its contents.

Buyer and/or its Broker shall keep the information and any work product derived from such information confidential, and shall not, without prior written consent, disclose, reproduce or distribute the information and/or work product to anyone whatsoever.

By signing this agreement, the Buyer and/or its Broker acknowledges that Nick DeVito II and/or Joanna Ginder-Ashley of Ian Black Real Estate has brought this information to the Buyer and/or its Broker, and the Buyer and/or its Broker agrees all actions and correspondences pertaining to the property will go through the Seller's Broker, Nick DeVito II and/or Joanna Ginder Ashley of Ian Black Real Estate.

We agree to the terms and provisions of this confidential disclosure agreement, as shown by our signature below. Fax copies have the same validity as originals.

FAX BACK TO (941) 906-8228 ATTN: Nick DeVito II and/or Joanna Ginder-Ashley
OR EMAIL TO: Nick@ian-black.com and/or Joanna@ian-black.com

Name of Buyer: _____	Name of Buyer's Broker: _____
Address: _____	Address: _____
Phone/Fax: _____	Phone/Fax _____
Email: _____	Email: _____
Signed By: _____	Signed by: _____
Date: _____	Date: _____

FOR SALES INQUIRIES, PLEASE CONTACT

Nick DeVito II
C 941.928.1243
Nick@ian-black.com

Joanna Ginder Ashley
C 941.320.1282
Joanna@ian-black.com

IAN BLACK
REALESTATE

THE PLACE FOR SPACE

1 S School Ave, Suite 600, Sarasota FL 34237

WWW.IAN-BLACK.COM

Information deemed reliable but not guaranteed. Prices subject to change without notice.