



CLASS A MEDICAL OFFICE WITH INCOME-PRODUCING SECOND FLOOR SUITE

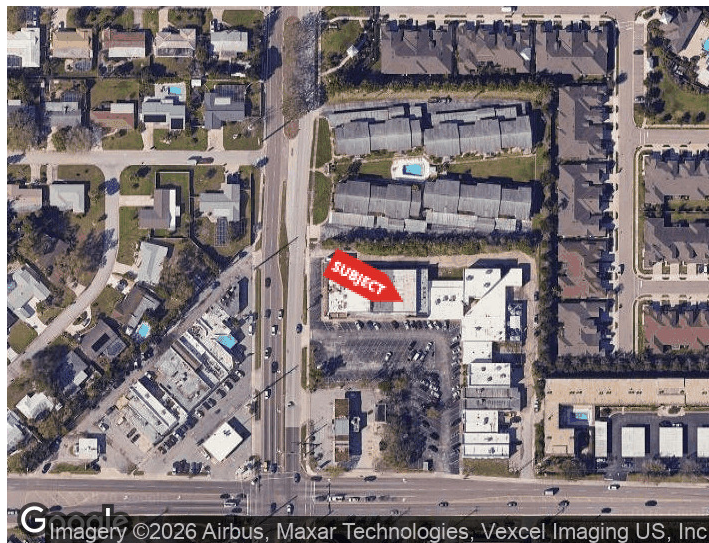
3627 WEBBER ST
SARASOTA, FLORIDA 34232

PROPERTY HIGHLIGHTS

- ±2,918 SF Two-Story Building
- Turnkey Class A Medical Office Buildout
- Three Exam/Treatment Rooms with Sinks
- Additional Income-Producing Second Floor Suite
- Private Exterior Entrance to Upper Level
- CG Zoning Allows a Variety of Uses
- No Association Fees
- Owner-User or Investment Opportunity

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 716 | 1,696 | 5,643 |
| Total Population | 1,363 | 3,266 | 11,804 |
| Average HH Income | \$106,344 | \$102,393 | \$97,956 |



For More Information

MARCIA CUTTLER

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SARASOTA, FL 34232



OFFERING SUMMARY

| | |
|------------------|-----------|
| Sale Price: | \$699,000 |
| Building Size: | 2,918 SF |
| Number of Units: | 2 |
| Price / SF: | \$239.55 |
| Year Built: | 1982 |
| Zoning: | CG |

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3627 Webber St, Sarasota, FL

Property Type: Class A Medical Office with Second-Floor Office/Retail
Building Size: ±2,918 SF (±1,459 SF Per Floor)

Position your practice in this well-maintained, two-story commercial property offering a rare opportunity for medical professionals, healthcare providers, and owner-users seeking a Class A office environment with additional income potential. Located along Webber Street with CG zoning and no association fees, the property combines a turnkey medical buildout with a flexible second-floor suite that may be utilized by ownership or continue as an income-producing space.

First Floor – Class A Medical Office | ±1,459 SF

The ground floor features a turnkey medical office buildout designed for efficiency and patient comfort. The space includes a welcoming reception and waiting area, three treatment/exam rooms equipped with sinks, a private office, kitchenette, two restrooms, and rear access. Ideal for medical, dental, aesthetics, wellness, therapy, or other professional healthcare users, this Class A space provides a move-in-ready opportunity for owner-users seeking a premium practice environment.

Second Floor – Office/Retail Suite | ±1,459 SF

Accessible via a private exterior entrance, the second floor offers a large open-concept layout with an additional restroom and flexibility for a variety of office or retail users. Currently occupied on a month-to-month lease, the space provides immediate income potential for investors or owner-users, while also offering the flexibility to occupy the entire building as business needs evolve.

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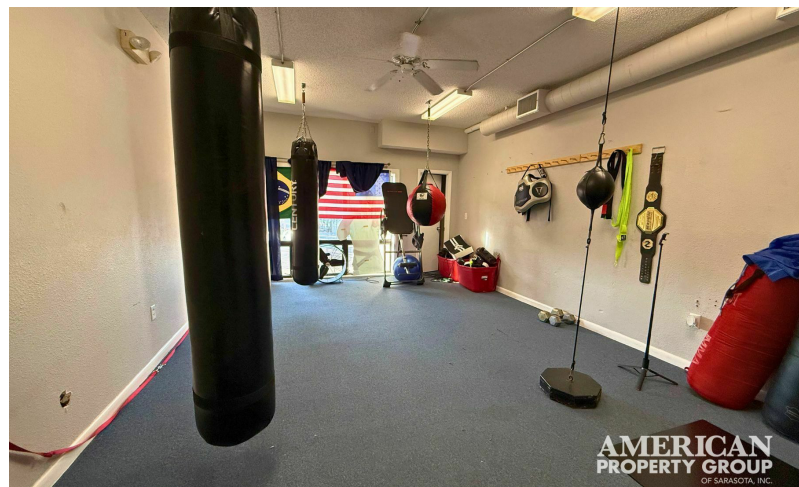
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FOR SALE OR LEASE

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MARCIA CUTTLER
COMMERCIAL REAL ESTATE SPECIALIST
INVEST IN AMERICA. BUY REAL ESTATE.

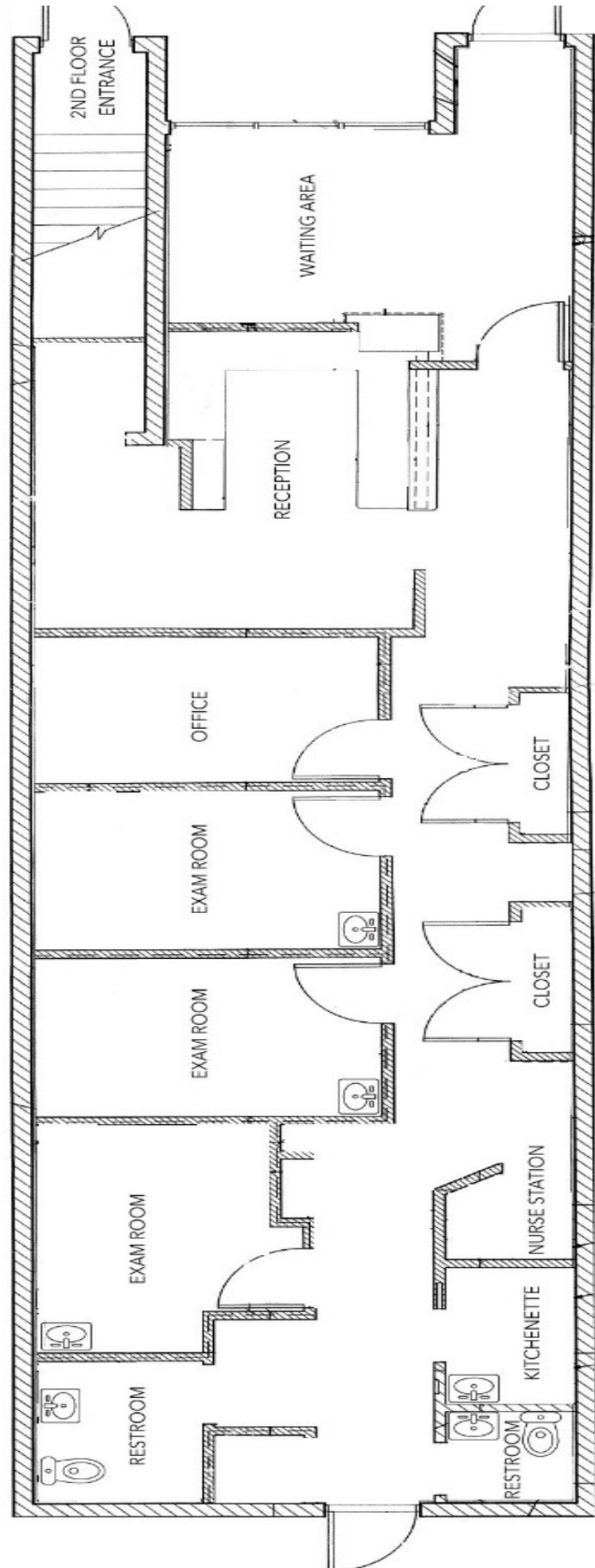
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**3627 Webber St.
Sarasota, FL 34239**

2 Story +/- 2918 SF Total

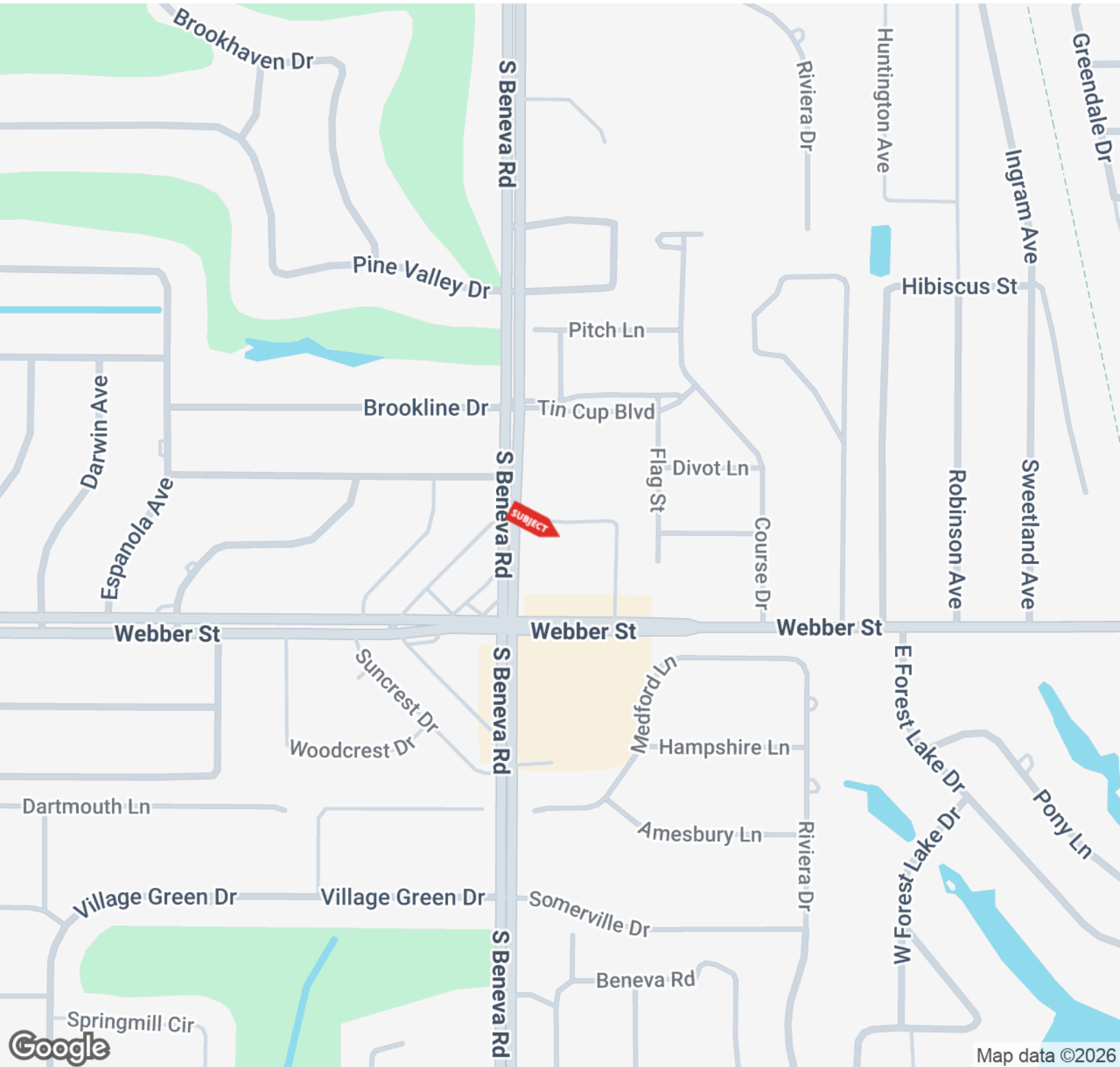
1st FLOOR WILL BE VACANT

2nd FLOOR IS LEASED SINCE 2017
TO A MARTIAL ARTS COMPANY.



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SARASOTA, FL 34232

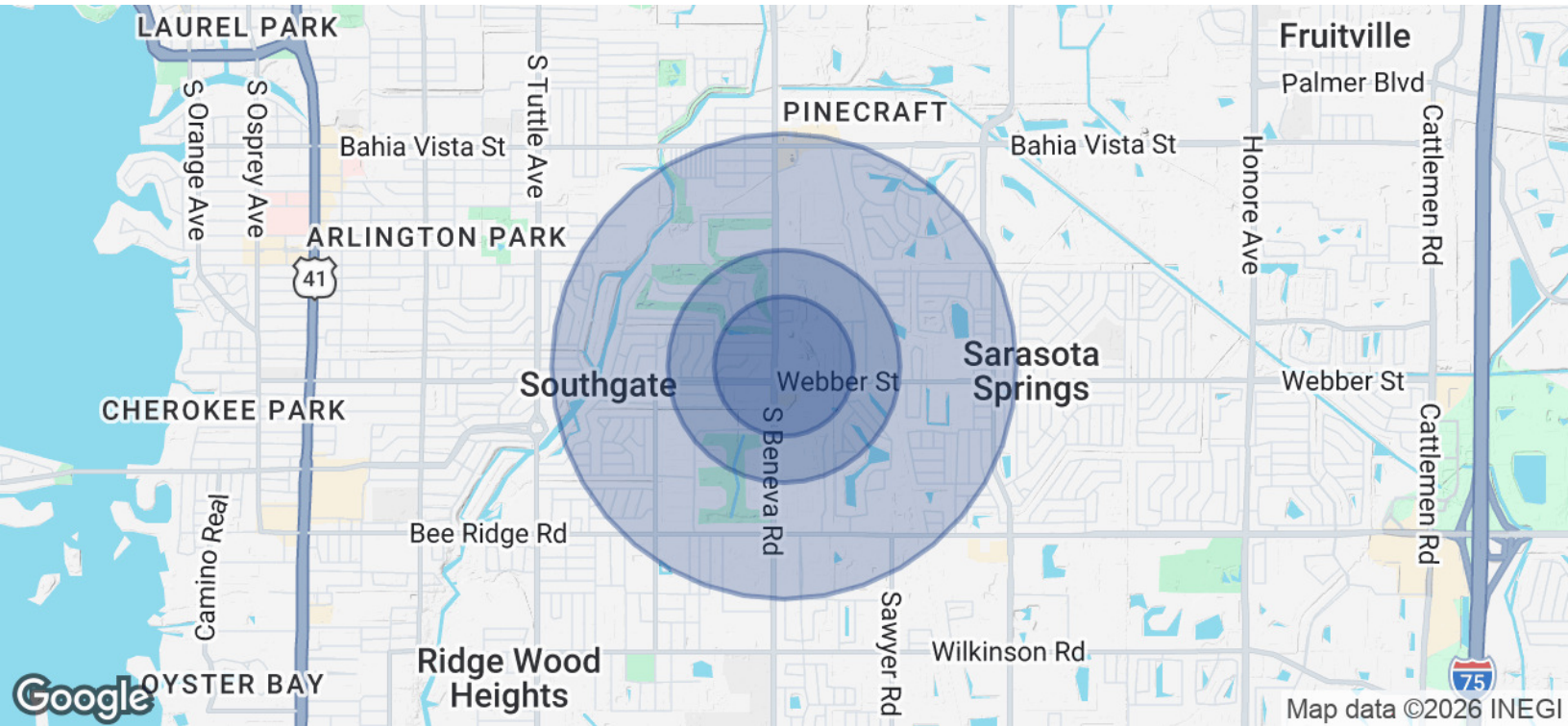


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SARASOTA, FL 34232



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,363 | 3,266 | 11,804 |
| Average Age | 54 | 54 | 50 |
| Average Age (Male) | 53 | 53 | 49 |
| Average Age (Female) | 55 | 54 | 51 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 716 | 1,696 | 5,643 |
| # of Persons per HH | 1.9 | 1.9 | 2.1 |
| Average HH Income | \$106,344 | \$102,393 | \$97,956 |
| Average House Value | \$376,864 | \$364,750 | \$358,749 |

2020 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

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