

PUNTA GORDA, FLORIDA

Listing 924-01606


# Four-Building Portfolio

Office • Showroom • Manufacturing • Warehouse • Storage



**Troy Wolfe**  
**Business Broker**



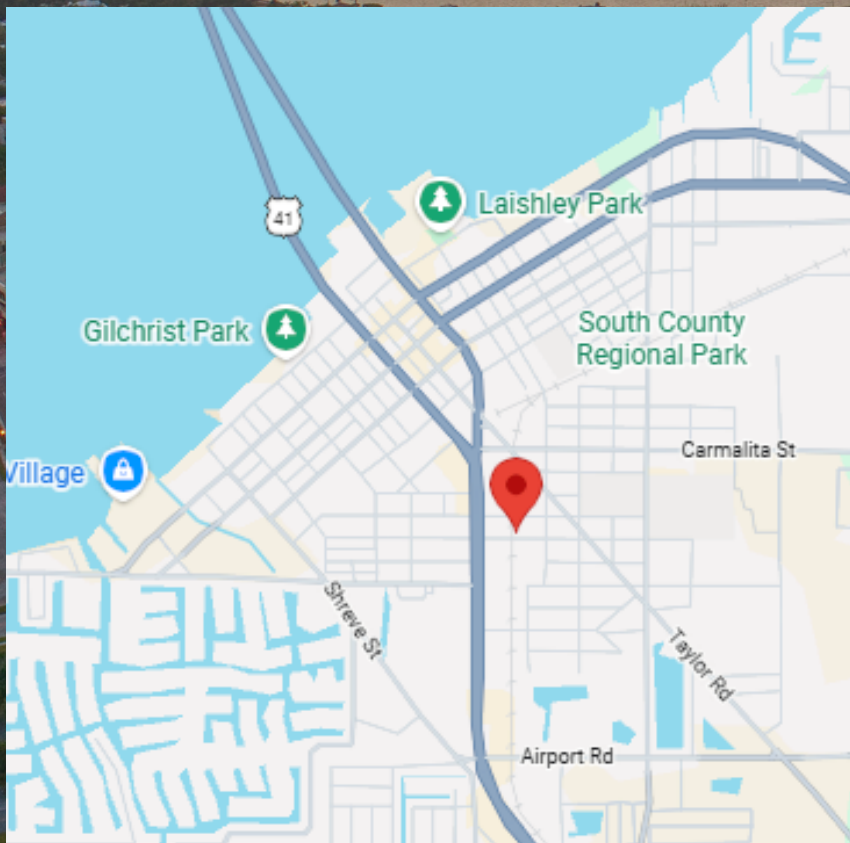
 239-443-0009

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**Sale Price:**  
**\$3,090,000**

## General Area



## Property Overview

Located in Punta Gorda, FL, this portfolio comprises four buildings situated on three adjoining lots, offering a total of approximately 18,000 square feet of combined office, showroom, manufacturing, and industrial warehouse space, along with an additional 7,700 square feet of loft storage areas.

Key features include:

- Prime location in downtown Punta Gorda
- Excellent accessibility with proximity to US-41, I-75, and Punta Gorda Airport
- Multiple overhead doors
- Three-phase power in the main building
- Surrounded by a diverse mix of commercial, residential, government, and hospitality establishments

SP zoning, presenting potential for redevelopment opportunities.

# Portfolio Summary

Building:	200 E. Ann St	209 & 215 E. McKenzie St	219 E. McKenzie St
GBA:	8832 SF Base  3678 SF Upper	2398 SF Base (Bldg. 1) 2250 SF Base (Bldg. 2)  840 SF Upper Storage 273 SF Port a Port	4508 SF Base  3200 SF Upper Storage
Lot Size:	.46 acres	.29 acres	.25 acres
Year Built:	1979	1989	1993

Zoning: SP (Special Purpose District)

Flood Zone: AE





# BUILDING 209

E. McKenzie St



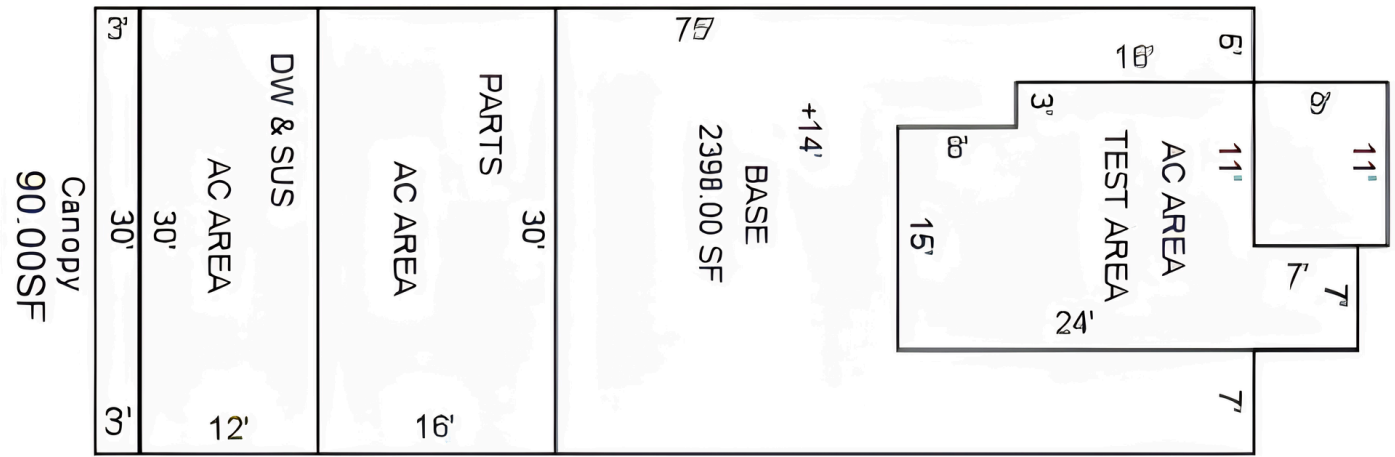
FRONT



FRONT



BACK



## Features

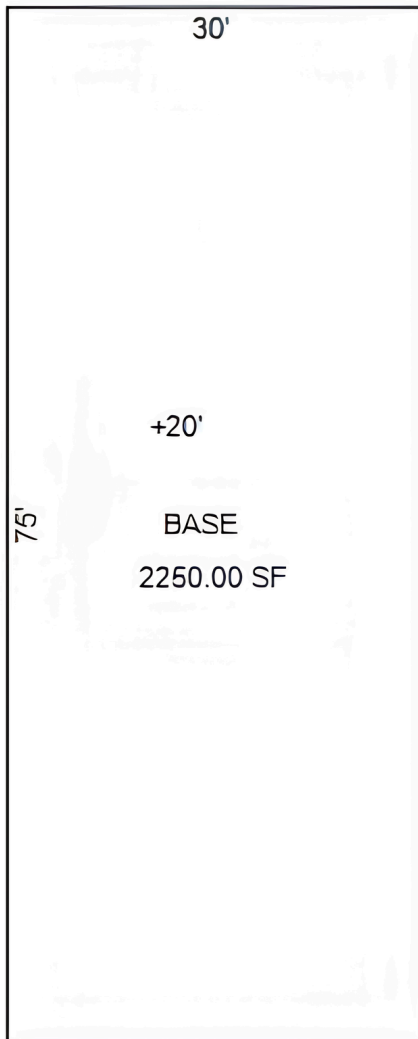
3 A/C ROOMS

OVERHEAD DOORS

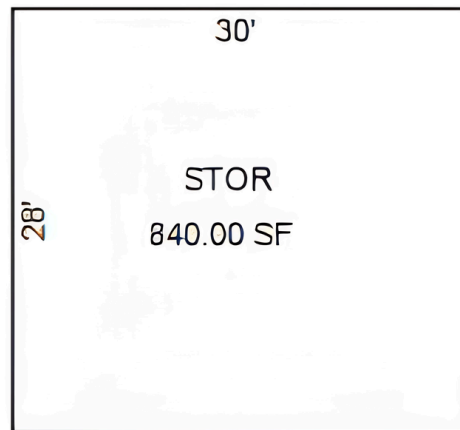
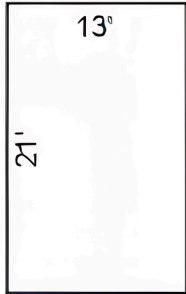
WAREHOUSE SPACE

# BUILDING 215

E. McKenzie St



Port a Port  
273.00 SF



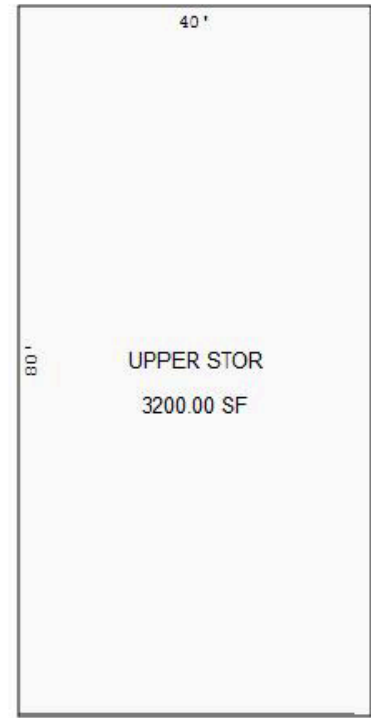
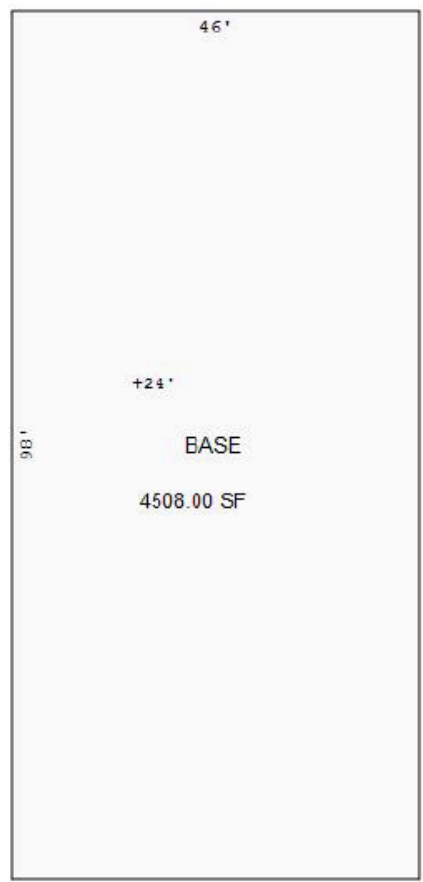
## Features

OVERHEAD DOORS

LOFT STORAGE

# BUILDING 219

E. McKenzie St



## Features

4 OVERHEAD DOORS

LOFT STORAGE

ELEVATOR LIFT

*PHOTOS CONTINUED ON*

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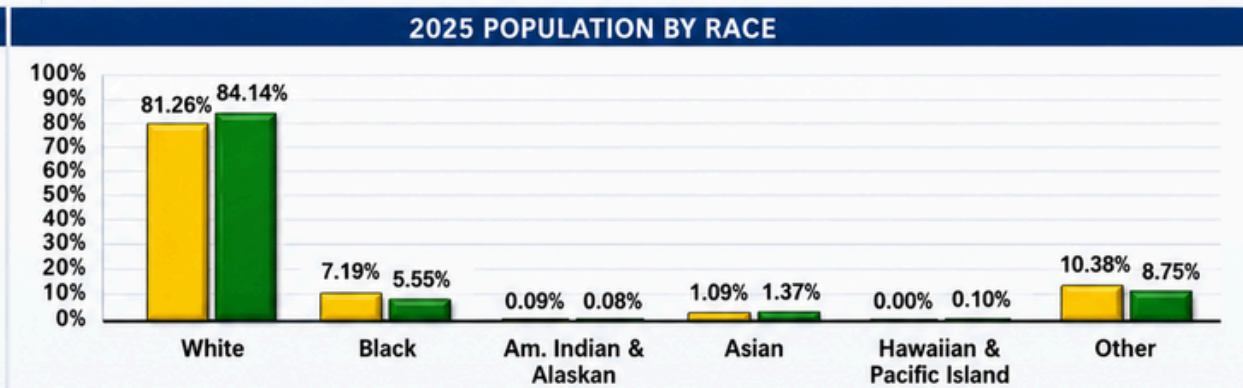
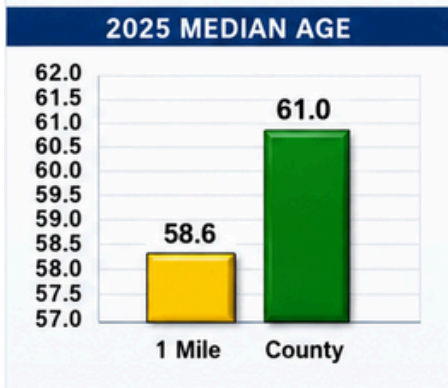
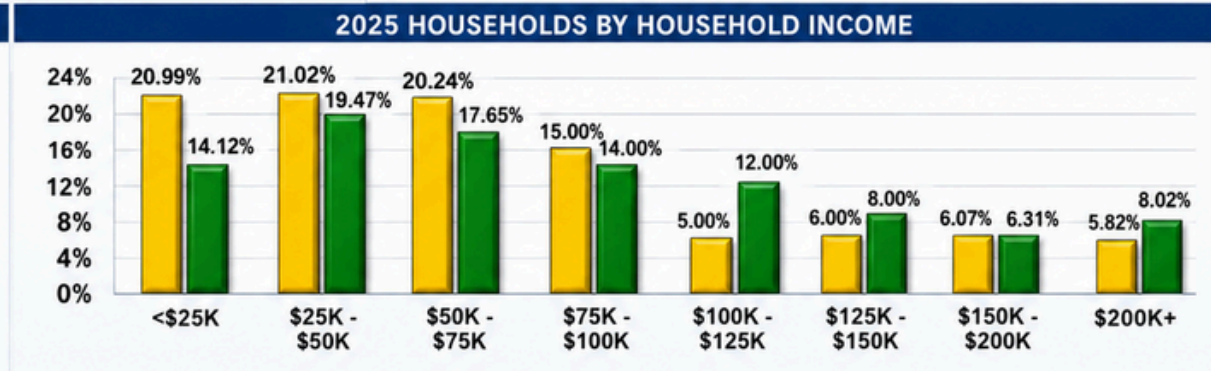
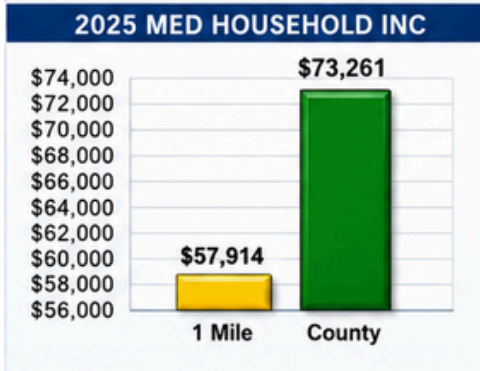
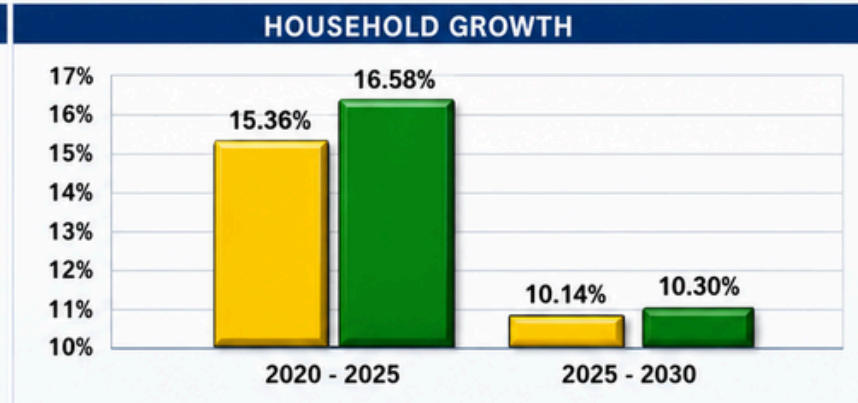
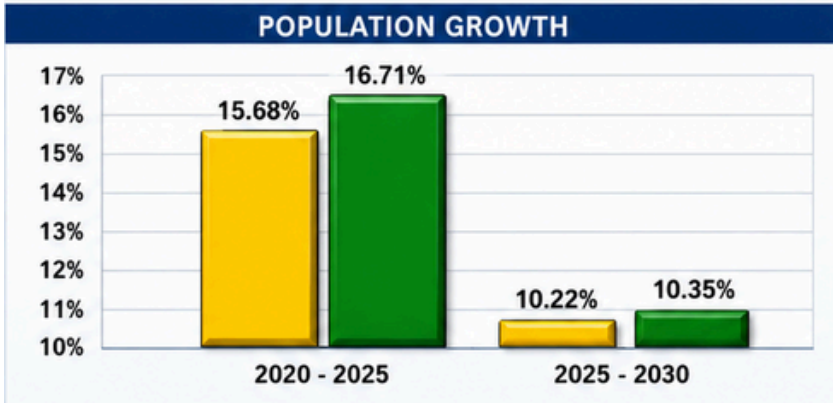
# BUILDING 219



Type: **Industrial/Warehouse**

County: **Charlotte**

■ 1 Mile  
■ County



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