

**Sarasota County**

# Commercial Land and Building For Sale



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<b>Address</b>	4041 Sawyer Court, Sarasota, FL 34233
<b>Parcel ID</b>	0070-07-0039
<b>Land Size</b>	69,540 sq ft +/- (1.6 acres)
<b>Building Size</b>	20,575 sq ft +/-
<b>Zoning</b>	CI - Commercial Intensive (Sarasota County) Future Land Use - MODR (Moderate Residential)
<b>Parking</b>	12 plus 2 fenced concrete surface storage lots
<b>Electric</b>	Heavy electric - over 1,000 Amps/3 phase service
<b>Water/Sewer</b>	Package plant - approximately \$50 Water Sarasota County
<b>Features</b>	Fully air conditioned warehouse currently being used for self storage
<b>Taxes</b>	\$13,910.05 (2015)
<b>Price</b>	\$1,800,000

*Harshman & Company, Inc. is the exclusive listing agent for the Seller*

**Harshman & Company, Inc.**  
**COMMERCIAL REAL ESTATE BROKER**

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