

**DOWNTOWN SARASOTA**

# Downtown Development Site For Sale



Address	2118, 2134 & 2152 4 <sup>th</sup> Street/ 2125, 2145, 2153 Fruitville Road/302 N East Ave, Sarasota, FL 34237
Parcel Numbers	2028-12-0098, 0100, 0101, 0103, 0104, 2028-13-0001 0002, 0003, 0005, 0006, 0008
Land Size	91,851 sq ft +/- (2.11 acres)
Zoning	DTE - Downtown Edge (City of Sarasota) permitting office, residential 25-units per acre (52 units total), retail, restaurant, hotel, parking and up to 5 stories
Traffic Count	35,500 AADT (average annual daily traffic) west of subject
Utilities	City of Sarasota Water/Sewer tap fees have been suspended
Taxes	\$9,714.24 (2015)
Price	\$3,501,540
Existing Structures	The structures on site and not valued in the pricing of this Property. The impact fee credits remain with the land.

**Note - This is an assemblage of 4 ownership groups**

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



**Contact Exclusive Listing Agent:**

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