



For Sale
1444 1st Street #B



Contact:
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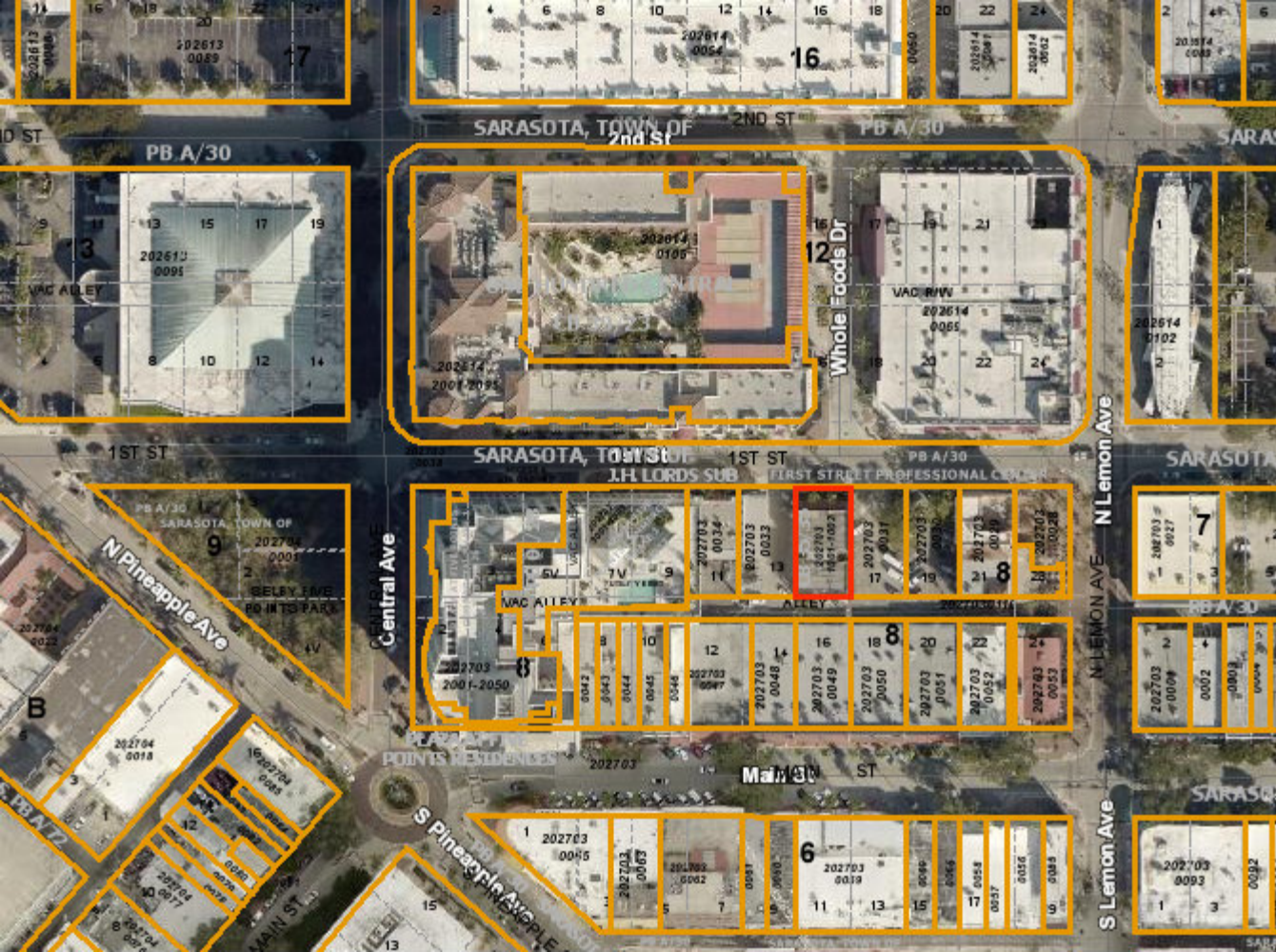
Inquiries regarding the property described herein should be directed to:

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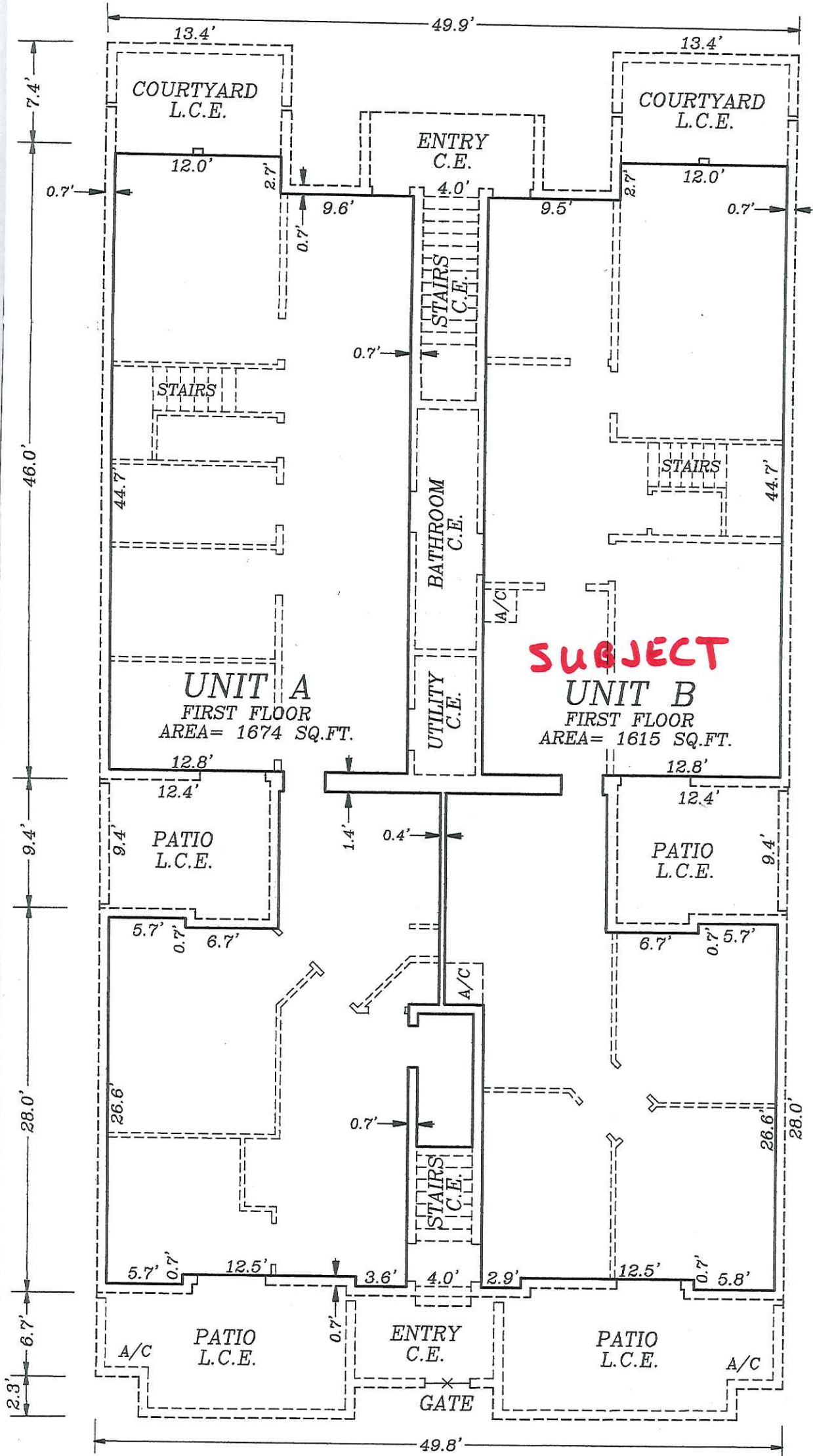
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Property Summary

Location:	The subject property is an extremely well located office condominium in the heart of downtown Sarasota directly across 1 st Street from the entrance to Wholefoods. .
Address:	1444 1 st Street, Unit B, Sarasota, FL 34236
Parcel ID#:	2027-03-1002
Owner:	First Street Partnership
Land Size:	NA
Building:	The subject is a George Palermo designed 2-story office building with internal and external stairs (no elevator). The gross square footage is approximately 3,260 square feet with the interior of each floor approximately 1,596 square feet. The building is constructed of concrete block with stucco finish in Mediterranean Revival architectural style and the roof was replaced in 2018. The 2 nd floor features a kitchenette and single restroom with shower. Each floor shares common restrooms with the adjacent unit A.
Taxes:	\$8,901.89 for tax year 2018.
Zoning:	Downtown Core (DTC)
Condominium Rules:	This office condominium is subject to standard condominium rules and regulations which limit the use to “office” at this time.
Price:	For Sale \$850,000 For Lease \$22 per square foot modified gross



FIRST FLOOR SCALE: 1" = 10'



SCALE: 1" = 10'

