



For Sale

1444 1st Street #B



Contact:

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IMPORTANT NOTICE

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Harshman & Company, Inc. is the Exclusive Listing Agent for the subject property and is presenting this property to Qualified Principal Buyers with expertise in real estate investment and development. Buyers are excluded from Cooperating Broker fees.

Inquiries regarding the property described herein should be directed to:

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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 1st Street from the entrance to Wholefoods. .

Address: 1444 1st 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 2nd floor features a kitchenette and single restroom with shower. Each floor shares common restrooms with the adjacent unit A.

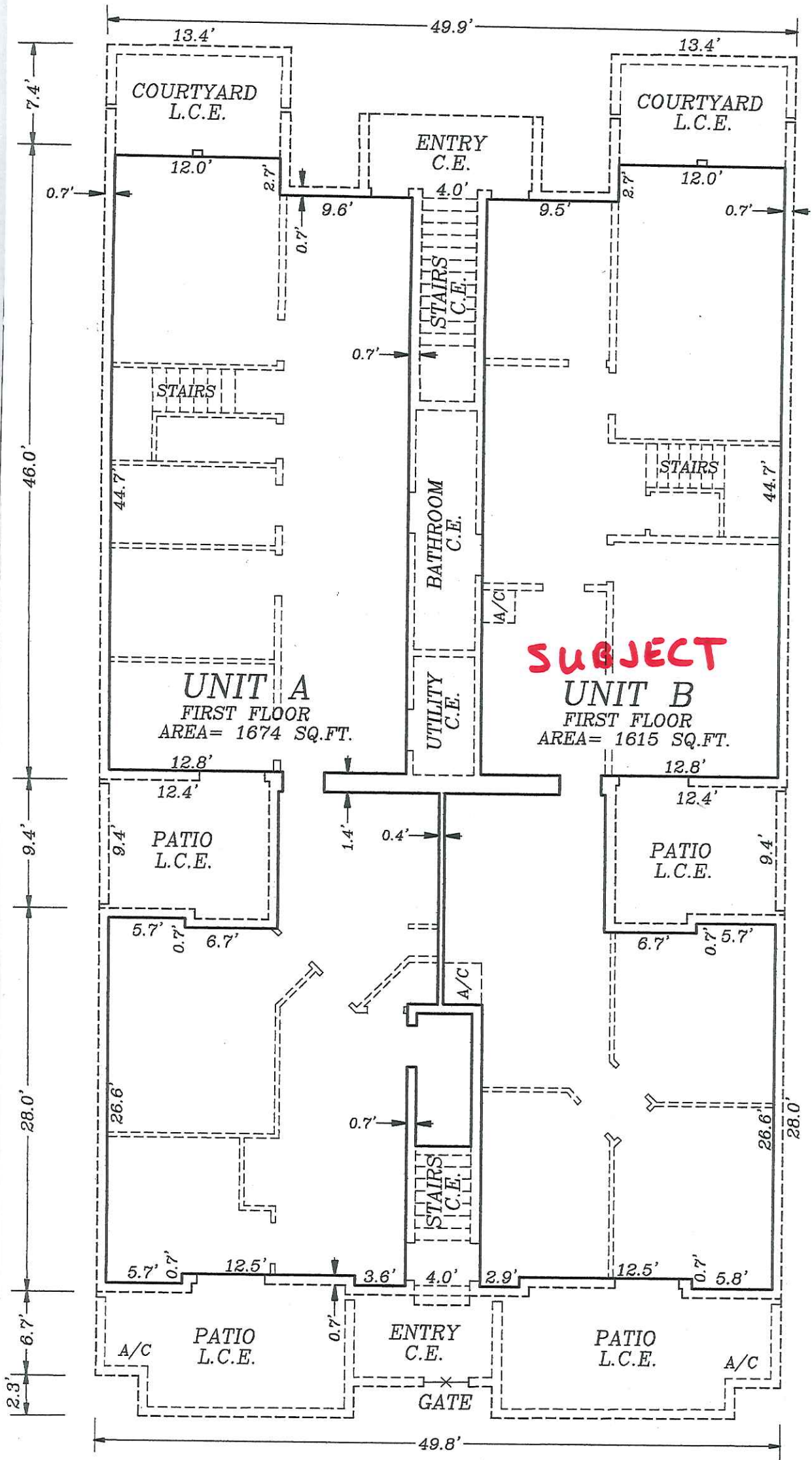
Taxes: \$8,901.89 for tax year 2018.

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'



UNIT A
FIRST FLOOR
AREA= 1674 SQ.FT.

SUBJECT
UNIT B
FIRST FLOOR
AREA= 1615 SQ.FT.

COURTYARD
L.C.E.

COURTYARD
L.C.E.

ENTRY
C.E.

STAIRS

STAIRS
C.E.

STAIRS

BATHROOM
C.E.

UTILITY
C.E.

PATIO
L.C.E.

PATIO
L.C.E.

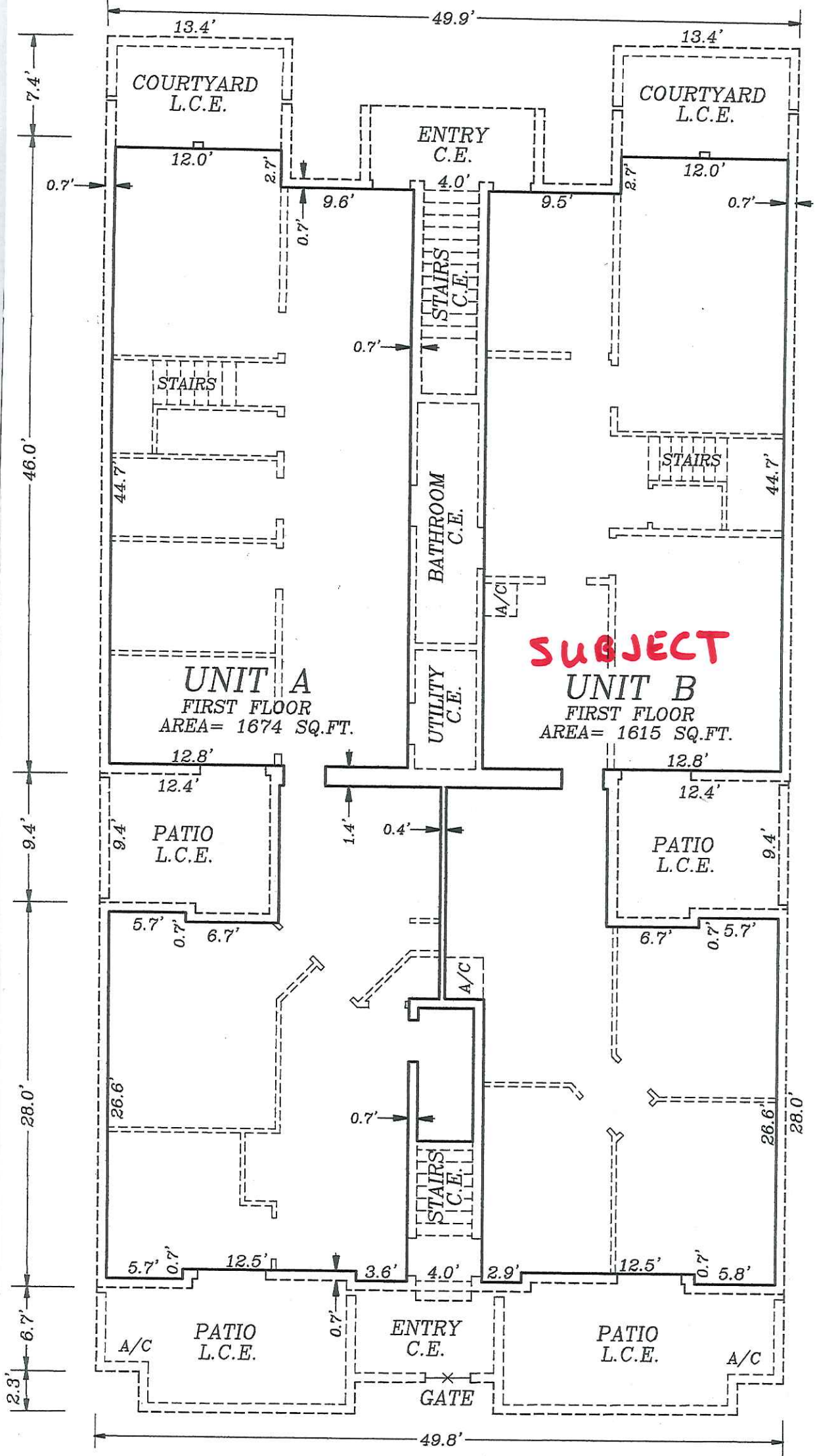
STAIRS
C.E.

PATIO
L.C.E.

ENTRY
C.E.

PATIO
L.C.E.

GATE



SECOND FLOOR
SCALE: 1" = 10'

