



For Sale

8482 S Tamiami Trail



Contact:
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CONTENTS

- **Broker Notice**
- **Property Summary**
- **Aerial Photos**
- **Survey (2 pages)**
- **Floor Plans (2 pages)**
- **Building Images**
- **OPI Zoning Matrix**

IMPORTANT NOTICE

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Exclusive Right of Sale Listing

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.

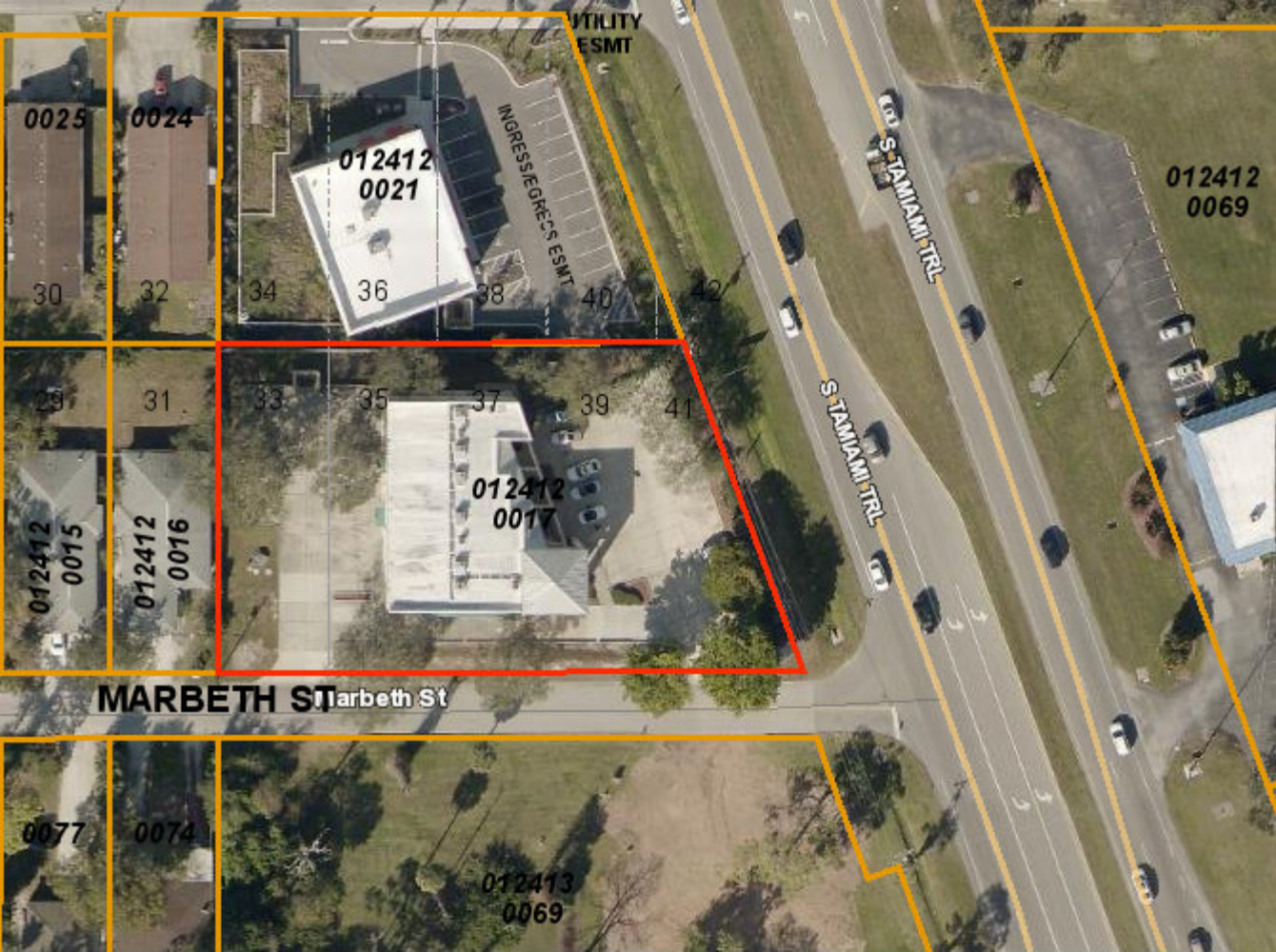
Inquiries regarding the property described herein should be directed to:

John B. Harshman, Broker
Harshman & Company, Inc.
1575 Main St.
Sarasota, FL 34236

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Property Summary

Location:	The subject property is extremely well located at the corner of Marbeth Street and S. Tamiami Trail (U.S. 41) in Sarasota County. This property offers excellent signage and visibility on U.S. 41 with quality retail neighbors - Westfield Sarasota Square Mall and Pelican Plaza – and a close proximity to the luxury residential areas of Palmer Ranch.
Address:	8482 S Tamiami Trail, Sarasota, FL 34238
Parcel ID#:	0124-12-0017
Owner:	Barbara A and Lawrence M. Hankin
Zoning:	The rezoning of the subject property from OPI to CG (commercial general) is almost completed and when finalized a wider variety of uses will be permitted including retail, restaurant, drive thru retail sales, vehicle parts sales, self-storage, all office, banks and medical, schools, churches, day care facilities, clubs and lodges, indoor firing range and others.
Land Size:	34,971 sq. ft. +/- (.8 acres)
Building Size:	10,632 rentable square feet (per Sarasota County Tax Assessor) 13,993 gross square feet (per Sarasota County Tax Assessor)
Improvements:	The subject is a free standing 2-story multi-tenant office building of concrete and stucco construction. Elevator and two exterior stairs service the 2 nd floor. The south ground floor unit is serviced by two drive-up deposit windows and drive-up night deposit box.
Tenants:	Currently “A Daughter’s Touch Home Health Care Agency” occupies approximately a 1,834 square feet on the ground floor. “Kragel Insurance” agency occupies approximately a 1,050 square feet on the 2 nd floor.
Parking:	There are 38 standard parking spaces and 2 designated handicapped spaces
Year Built:	1988 (effective year built per Sarasota County 1994)
Utilities:	Central Water is provided by Sarasota County utilities and the building is serviced by septic tank system.
Traffic Count:	37,500 AADT
Taxes:	\$18,169.75 tax year 2018
Price:	\$2,109,000 (\$199 per square foot)



0025

0024

012412
0021

INGRESS/EGRESS ESMT

UTILITY ESMT

012412
0069

600

S TAMAMI TRL

S TAMAMI TRL

30

32

34

36

38

40

42

29

31

33

35

37

39

41

012412
0017

012412
0015

012412
0016

MARBETH ST Marbeth St

0077

0074

012413
0069



Springfield Dr

S TAMAMI TRL

BENEVA RD

Brookhouse Cir
Brookhouse Dr

Clower Creek Dr

Treehouse Cir
Pelican Cove Rd

Bathhouse Ct

Assisi Dr
Glenhouse Dr

Vamo Rd

Marcia St

Marbeth St

Debbie St

S TAMAMI TRL

S TAMAMI TRL

CENTRAL SARASOTA PKWY

Flentwood Dr

Fremont Dr

York Dr

Lake View Dr

Morgan Dr

Club Dr

Carrie Ln
Old Salem Dr

Crocker's Lake Blvd

Potter Park Dr

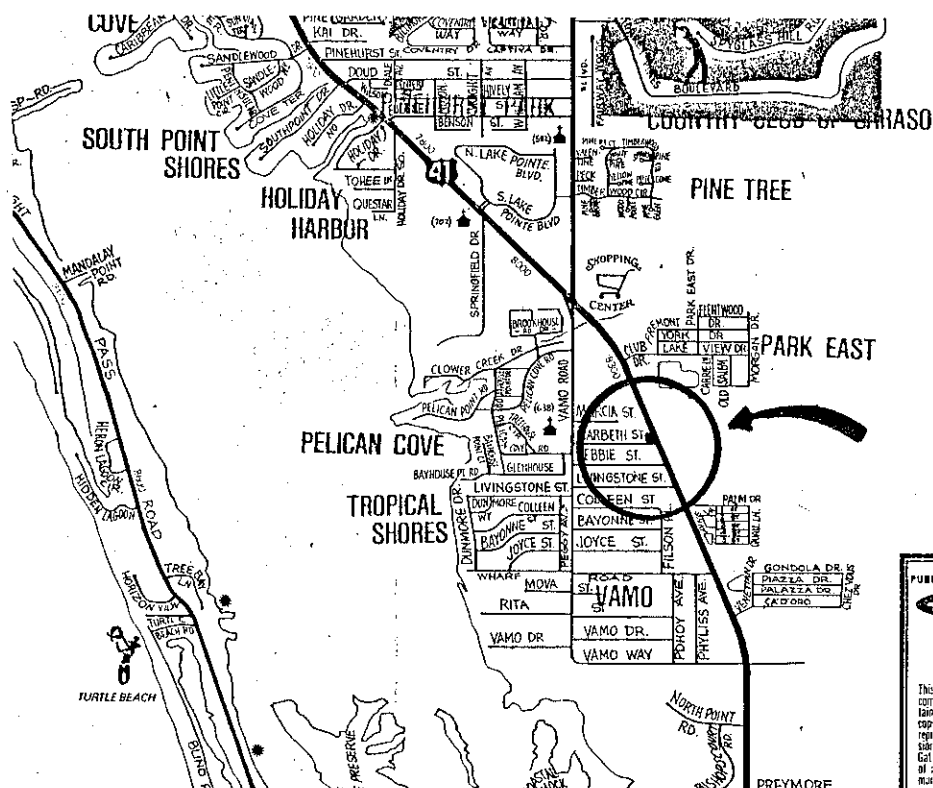
LAND SURVEY

FOR THE EXCLUSIVE USE OF:

Lawrence M. Hankin
8484 South Tamiami Trail
Sarasota, Florida 34231

LEGAL DESCRIPTION AS FURNISHED

A Parcel of land lying in Section 27, Township 37 South, Range 18 East, Sarasota County, Florida, described as beginning at the Southeast corner of Lot 31, Block B, of **PLAT NO. 2 OF NORTH VAMO** as recorded in Plat Book 1, Page 92, Public Records of Sarasota County, Florida, thence $N00^{\circ}00'26''E$ along the East line of said Lot 31 a distance of 150.0 feet to the Northeast corner of Lot 31; thence $N89^{\circ}56'05''E$ along the South lines of Lots 34, 36, 38, 40 and 42, Block "B" of said Plat 208.44 feet to the West Right of Way line of US-41; thence $S19^{\circ}49'39''E$ along said Right of Way line 159.43 feet to the North Right of Way line of Marbeth Street as shown on said plat of Plat No. 2 of North Vamo, being 30' wide; thence $S89^{\circ}59'39''W$ along said North Right of Way line 262.54 feet to the point of beginning. Being the same land as described in O.R. 2039, Page 881.



LOCATION MAP

SURVEYORS CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AS RECENTLY SURVEYED UNDER OUR DIRECT SUPERVISION AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES PER CHAPTER 21-HH-6, FLORIDA ADMINISTRATIVE CODE.

CERTIFY TO:

THE CITIZENS AND SOUTHERN NATIONAL BANK
OF FLORIDA ITS ASSIGNS AND OR SUCCESSORS
STEWART TITLE OF SARASOTA, INC.
LAWRENCE M. HANKIN

LS & E CORPORATION

Donald W. Hammond P.L.S. No. 3929
State of Florida

Flood Insurance Rate Map #125144 0226 D - Zone C

REVISIONS

Spot Survey 11/16/88

LS&E
CORPORATION

Land Surveyors and Consulting Engineers
4073 BEE RIDGE ROAD
SARASOTA, FLORIDA 34233 (813) 377-6804

SHEET NO.

1 of 2

JOB NO.

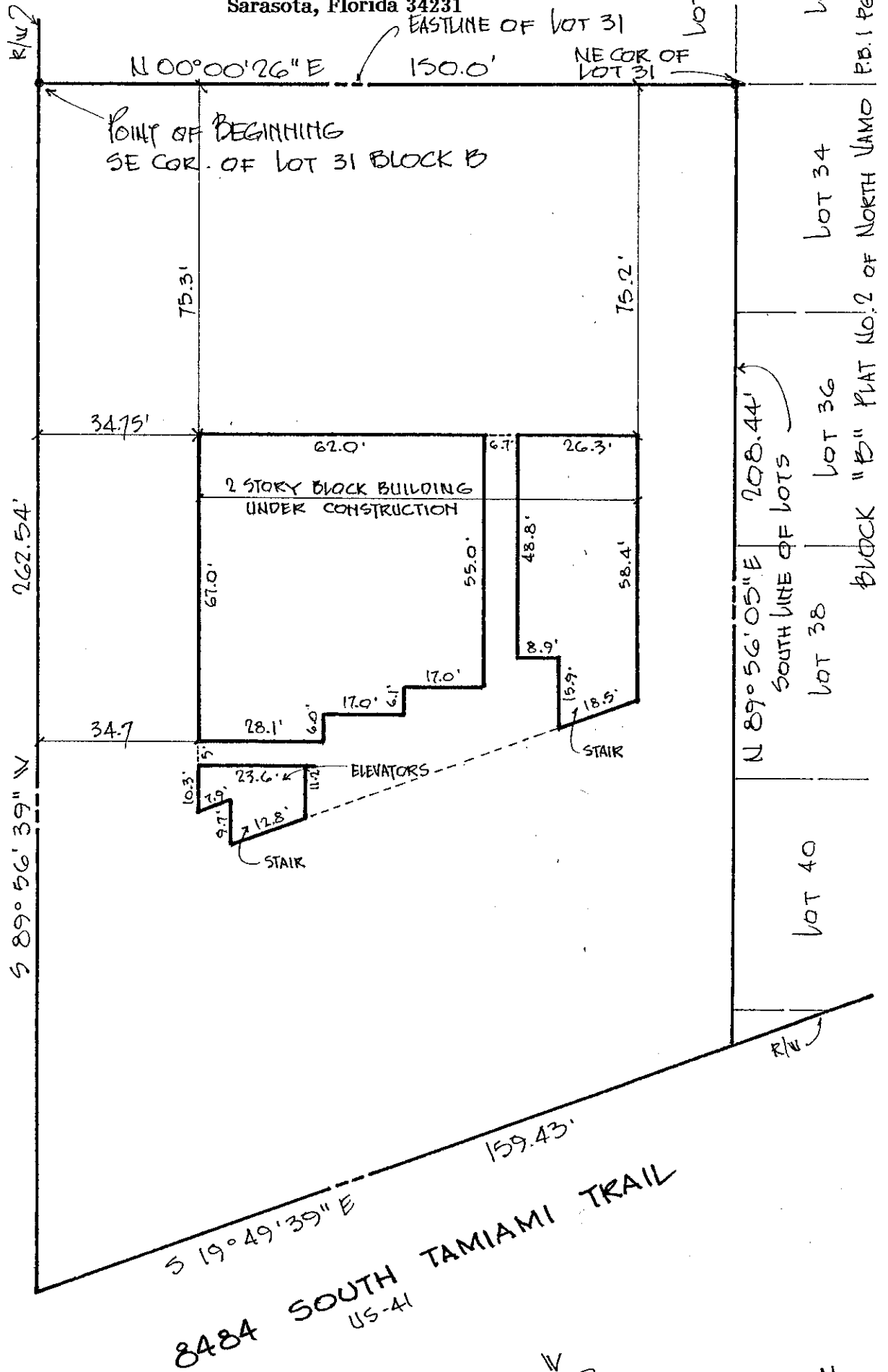
71896-1

DATE

12/22/87

SKETCH OF SURVEY

FOR THE EXCLUSIVE USE OF:
Lawrence M. Hankin
8484 South Tamiami Trail
Sarasota, Florida 34231



THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS AFFECTING THIS PROPERTY IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

- CONCRETE MONUMENT FOUND
- IRON PIPE OR ROD FOUND
- IRON ROD SET WITH CAP NO. 3929

LAND BOUNDARY SURVEY

SCALE: 1" = 30'

BEARINGS ARE BASED ON:

US-41 SURVEY- ROAD PLAT BOOK 1
PAGE 79

LS&E
CORPORATION

Land Surveyors and Consulting Engineers
4073 BEE RIDGE ROAD
SARASOTA, FLORIDA 34233 (813) 377-6804

SURVEY IS NOT VALID WITHOUT SHEET NO. 1 SIGNED AND SEALED

SHEET NO.

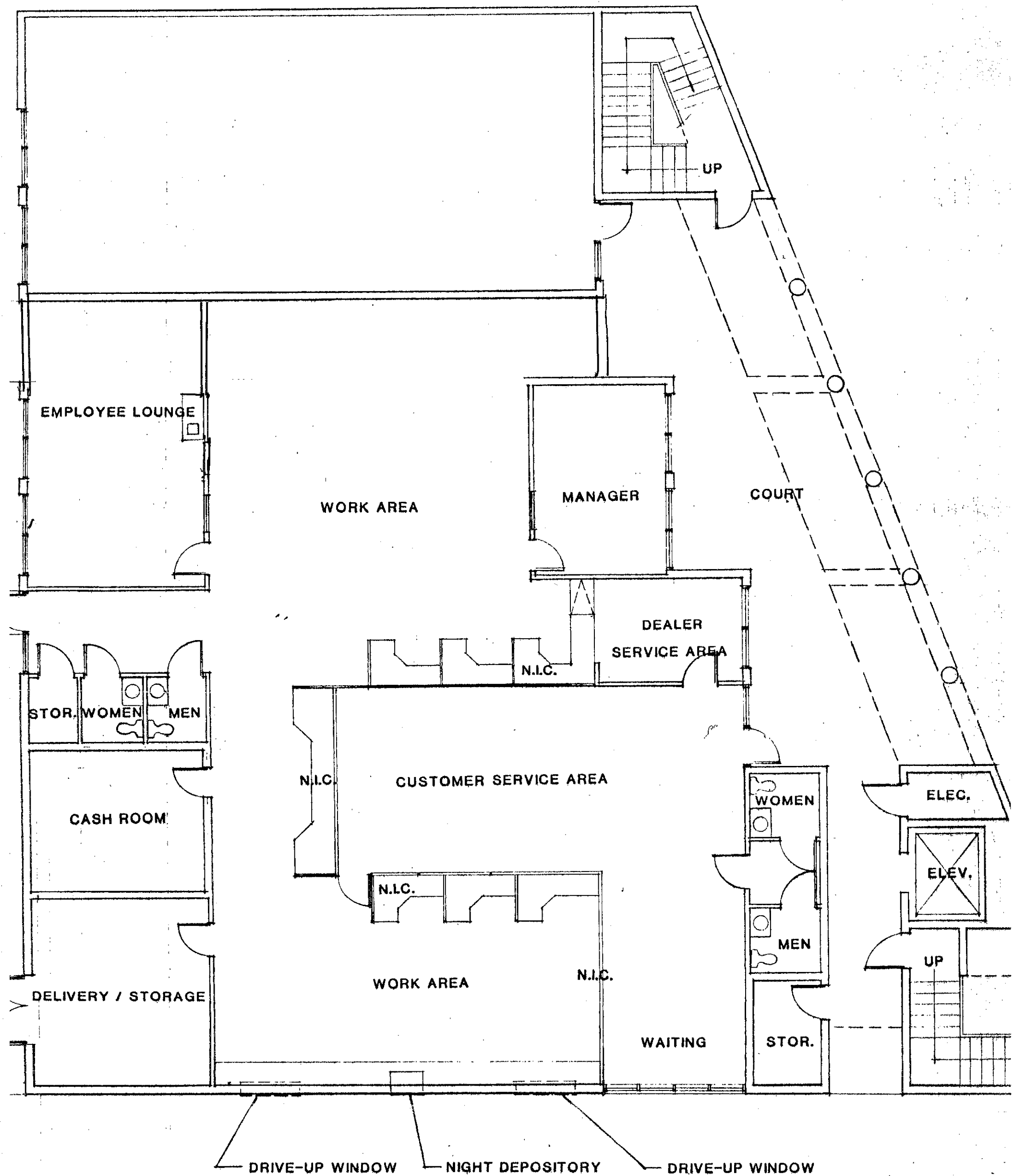
2 of 2

JOB NO.

71896-1

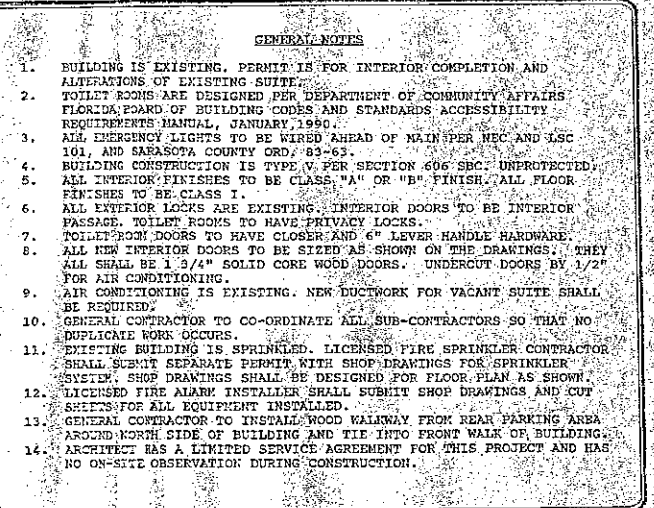
DATE

12/22/87



FIRST FLOOR PLAN

SCALE 1/8" : 1'-0"



Job No. 9222
Date 5-26-92
Sheet No.
A-3
of 6

Ground Floor



2nd Floor



2nd Floor Kitchen



		OPEN USE					RESIDENTIAL				COMMERCIAL AND INDUSTRIAL											
USE CATEGORY	SPECIFIC USE	OUA	OUC	OUM	OUR	OUF	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	Standards	
KEY: P = Permitted Use; L = Permitted Subject to Limitations in Section 5.3; SE = Special Exception Use; E = Existing; Blank = Use Not Permitted																						
OPEN USES																						
Agriculture [see 5.2.2.a]	All agriculture, except as listed below	L		L	L	L	L														5.3.1.a	
	Animal boarding	L/SE			L/SE	L/SE	L/SE														5.3.1.b	
	Animal shelter	SE			SE	SE												SE	SE		5.3.1.c	
	Aviary	L			L	SE															5.3.1.d	
	Farm/produce stand	L/SE			L/SE	L/SE															5.3.1.f	
	Keeping of ponies or horses	L			L	L	L														5.3.1.g	
	Livestock auction, feeding pen, milk processing, packing house, stockyard	L			L																5.3.1.h	
	Plant nursery	L			L	L															5.3.1.i	
	Plant nursery with landscape supply	L/SE			L/SE	L/SE															5.3.1.j	
	Retail or wholesale sales of agriculturally-related supplies and equipment	SE			SE	SE													P		5.3.1.l	
Resource Extraction [see 5.2.2.b]	All resource extraction, except as listed below			L																	5.3.1.k	
	Borrow pit	L		L	L	L															5.3.1.e	
RESIDENTIAL USES																						

		OPEN USE					RESIDENTIAL				COMMERCIAL AND INDUSTRIAL											
USE CATEGORY	SPECIFIC USE	OUA	OUC	OUM	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	Standards	
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OPEN USES																						
Household Living [see 5.2.3.a]	Single-family detached	P	L	L	P	P	P	P	P												5.3.2.i	
	Lot line, traditional, patio, villa or atrium house							L	P												5.3.2.e	
	Two-family house							L	P												5.3.2.e	
	Townhouse (semi-attached, roof-deck, stacked)							L	P					P							5.3.2.e	
	Multifamily (multiplex, apartment)								P					P					L		5.3.2.k.	
	Manufactured home									P												
	Manufactured home park/subdivision									P												
	Accessory dwelling unit						L	L													5.3.2.a	
	Guest house	L			L	L	L	L													5.3.2.d	
	Short term rental								L												5.3.2.g, 5.3.2.h	
	Live-work unit										L	L	L	L		L		L	L		5.3.2.e	
	Upper story/attached residential										L	L	L	P		L	L				5.3.2.j, 5.3.4.aa	
Group Living [see 5.2.3.b]	All group living, except as listed below				SE	SE	L	L	L	SE	L	L	L	L						L	5.3.2.c	

		OPEN USE					RESIDENTIAL					COMMERCIAL AND INDUSTRIAL											
USE CATEGORY	SPECIFIC USE	OUA	OUC	OUM	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	Standards		
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OPEN USES																							
	Boarding house, rooming house, fraternity or sorority				SE	SE	SE	SE	L	SE	L	L	L	L							5.3.2.c		
	Community residential home, 6 or fewer residents	L/SE			L	L	L	L	L	L											5.3.2.b		
	Community residential home, 7 to 14 residents	SE			SE	SE	SE	SE	SE												5.3.2.b		
	Group home, 15 or more residents						SE	SE	L												5.3.2.b		
PUBLIC AND CIVIC USES																							
Community Service [see 5.2.4.a]	All community service				SE	SE	SE	SE	SE	SE	P	P	P	P		P				P	5.3.3.c		
	Rural retreat center	SE			SE	SE															5.3.3.k		
Day Care [see 5.2.4.b]	Family day care home	P			P	P	P	P	P	P	P	P	P	P		P			SE				
	Large family child care home	P			P	P	P	P	P	P	P		P	P		P			SE				
	Day care facility	L/SE			SE	SE	SE	SE	L	SE	L	L	L	L		L		SE	SE	L	5.3.3.e		
	Adult day care home (up to 6)	P			P	P	P	P	P	P	P	P	P	P		P							
	Adult day care facility (7 or more)	SE			SE	SE	SE	SE	L	SE	P	P	P	P		P					5.3.3.d		
	College or university										SE	P	P	P		P		P		P			

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OPEN USES																							
Passenger Terminals [see 5.2.4.g]	All passenger terminals, except as listed below											P	P	P		P		P	P	P			
	Airport, heliport				L							L	L	L		L		L	L	L	5.3.3.a		
Places of Worship [see 5.2.4.h]	All places of worship	SE			SE	SE	SE	SE	SE	SE	L	P	P		P						5.3.3.j		
Social Service Institutions [see 5.2.4.i]	All social service institutions, except as listed below											SE	SE	SE		SE				SE	5.3.3.l		
	Neighborhood resource center								SE		L	L	P	P		P			P	P	5.3.3.h		
Utilities [see 5.2.4.j]	Major utilities	L			L	L	L	L	L	L	L/SE	L/SE	L/SE	L/SE	L	L/SE	L	L	L	L	5.3.3.f		
	Minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Electric or gas generation plant																	SE	SE	SE			
	Stormwater facility in different zoning district than principal use					L/SE	L/SE	L/SE	L/SE	L/SE	P	P	P	P	P	P	P	P	P	P	5.3.3.m		
	Transmission tower	See Chapter 188, Article II, Sarasota County Code																					
COMMERCIAL USES																							
	Adult entertainment establishments												SE								5.3.4.z		

		OPEN USE					RESIDENTIAL					COMMERCIAL AND INDUSTRIAL											
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OPEN USES																							
Adult Entertainment Uses [see 5.2.5.k]	Adult movie theaters and motels												SE								5.3.4.z		
	Adult bookstores and video stores												L								5.3.4.z		
	Semi-nude model studios												L								5.3.4.z		
	Other adult retail stores												L								5.3.4.z		
Indoor Recreation [see 5.2.5.a]	All indoor recreation, except as listed below										L/SE		P	P		P					5.3.4.u		
	Bar										L/SE		P/L	P/L	P/L	P/L			P/L		5.3.4.c, 5.3.4.u		
	Clubs and lodges				SE	SE	SE	E	E	SE	P	P	P	P		P							
	Entertainment, indoor										L/SE		L/SE	L/SE	L	L	L/SE		L/SE		5.3.4.e, 5.3.4.u		
	Extreme sports facility												P	P		P			P				
	Firing, or archery range, indoor												P	P		P			P				
	Gymnastics facility, martial arts facility, fitness gym, dance studio, indoor sports academy												P	P		P			P				
Office [see 5.2.5.b]	All offices										L/SE	P	P	P	L	P		P	P	P	5.3.4.i, 5.3.4.u		

		OPEN USE					RESIDENTIAL				COMMERCIAL AND INDUSTRIAL											
USE CATEGORY	SPECIFIC USE	OUA	OUC	OUN	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	Standards	
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OPEN USES																						
	Wilderness camping	L																			5.3.4.w	
	Commercial hunting and trapping	L/SE																			5.3.4.e	
	Polo club	L/SE			SE	SE							SE	SE		SE					5.3.4.m	
	Special events in conjunction with an approved outdoor recreation use	SE			SE	SE	SE	SE	SE		SE	SE	SE	SE		SE					5.3.4.y	
Parking, Commercial [see 5.2.5.d]	All commercial parking						SE	SE	SE			P	P	P	P	P			P	P/L	5.2.4.d.	
Restaurants [see 5.2.5.e]	All restaurants, except as listed below								SE		L/SE		L	L	L	L	L		L		5.3.4.o, 5.3.4.u	
	Drive-thru (drive in)												P	P	P	P			P			
Retail Sales and Service [see 5.2.5.f]	All retail sales and service, except as listed below										L/SE		P	P	L	P	P		L/SE		5.3.4.p, 5.3.4.u	
	Animal hospital, veterinary clinic, with or without animal boarding	L/SE			L/SE	L/SE	L/SE				L/SE		L	L		L					5.3.4.a, 5.3.4.t	
	Convenience store with gas pumps, gas station with minimart										L/SE		L	L	L	L			L		5.3.4.f, 5.3.4.p 5.3.4.t	

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OPEN USES																						
	Convenience store without gas pumps										L/SE		P	P	P	P			L		5.3.4.p 5.3.4.t	
	Drive-thru retail sales or service										L		P	P	L	P					5.3.4.p	
	Garden center/completely enclosed										L/SE		P	SE		P			SE		5.3.4.p	
	Garden center/outside merchandise										SE		SE	SE		P			SE		5.3.4.p	
	Package store												P	P		P						
	Vehicle parts and accessories										L/SE		P	P	L	P			P		5.3.4.p, 5.3.4.t	
	Retail sales of lumber and building supplies up to 60,000 square feet gross floor area												P	P		P			P			
	Pawn shops												P									
Retail sales, over 60,000 square feet gross floor area in a single occupant building													SE	SE		SE			SE			
Self-Service Storage [see 5.2.5.g]	All self-service storage											L	P	P		P			P		5.3.4.r	

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OPEN USES																						
Transient Accommodations [see 5.2.5.h]	All transient accommodations, except as listed below										L/SE		SE	L	L	L	SE			L	5.3.4.p, 5.3.4.t, 5.3.4.u	
	Bed and breakfast	L/SE			SE	SE	SE	SE	SE		L/SE		L		L		SE				5.3.4.c, 5.3.4.t	
Vehicle Sales and Service [see 5.2.5.i]	Car wash, full or self-service												P	P	P	P			P			
	Truck stop												SE		SE	P			P			
	Vehicle sales, leasing or rental															P			P			
	Vehicle service, intensive															P			P			
	Vehicle service, general												L	L	L	L			L		5.3.4.u	
Water-Oriented [see 5.2.5.j]	Boat livery/marina												P			P	P		SE			
	Boat sales accessory to boat livery or marina												P				P					
	Dock or pier (commercial)												E				P			P		
INDUSTRIAL USES																						
Light Industrial Service [see 5.2.6.a]	All light industrial service, except as listed below													P		P		P	P	P		

		OPEN USE					RESIDENTIAL					COMMERCIAL AND INDUSTRIAL											
USE CATEGORY	SPECIFIC USE	OUA	OUC	OUN	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	Standards		
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OPEN USES																							

	Crematorium	L			L	L												SE	SE		5.3.5.e
	Research laboratory without manufacturing facility											P		P				P	P		
Warehouse and Freight Movement [see 5.2.6.b]	All warehouse and freight movement, except as listed below													P				P	P	P	
	Stockpiling of sand and gravel	L/SE			SE	SE												SE	SE		5.3.5.b
Waste-Related Service [see 5.2.6.c]	All waste-related services																	SE	SE	SE	
	Landfill																			SE	
	Recycling equipment and facilities	SE			SE	SE												SE	SE	SE	5.3.5.b
	Composting facility	SE																			5.3.5.c
Wholesale Trade [see 5.2.6.d]	All wholesale trade												P	P		P		P	P		
Heavy Industrial [see 5.2.6.e]	All heavy industrial, except as listed below																	SE	SE		
	Asphalt processing or manufacture, concrete batch plant	SE			SE	SE												L	L	L	5.3.5.a

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OPEN USES																							

	Heavy industrial within a completely enclosed building																	P	P	P	
	Slaughterhouse	SE			SE													SE	SE		5.3.5.d
	Warehouse, storage of flammable liquids																	SE	SE	SE	
	Wholesale trade of flammable liquids															SE		SE	SE		