

South Tamiami Trail

OFFICE Building For Sale



Address	8482 S Tamiami Trail, Sarasota, Florida, 34238
Parcel ID#	0124-12-0017
Land Size	34,971 sq ft +/-
Rentable Area	10,632 sq ft +/- total building 3,598 sq ft +/- available ground floor 4,150 sq ft +/- available second floor
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.
Construction	Built in 1988. Effective year built 1994 (per Sarasota Co)
Parking	38 standard spaces and 2 handicapped spaces
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)

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

Harshman & Company, Inc.
COMMERCIAL REAL ESTATE BROKER

Contact:
John B. Harshman, Broker
Phone: 941-951-2002 Fax: 941-366-5818
1575 Main St., Sarasota, FL 34236
Email: jbh@harshmanrealestate.com
www.harshmanrealestate.com

Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without prior notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.