

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	CG (commercial general) Sarasota County offers a wide variety of permitted uses 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

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