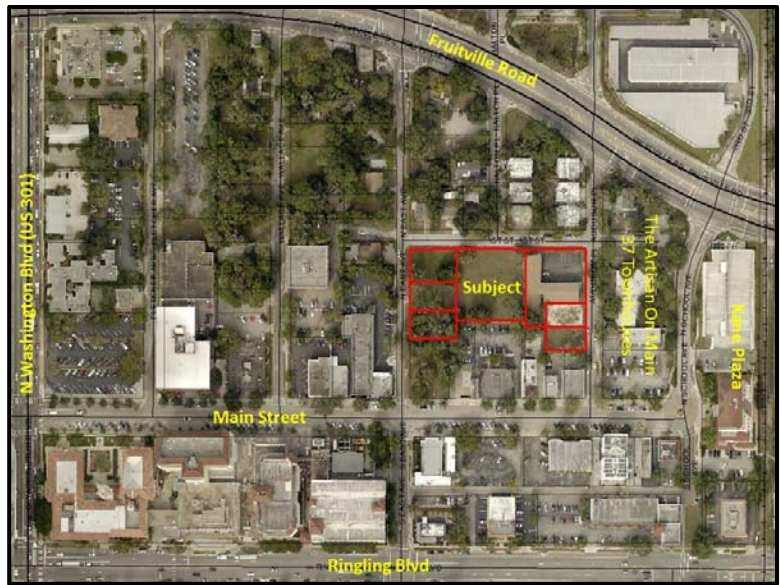


## DOWNTOWN SARASOTA

# Downtown Development Site For Sale



Address	2100, 2150, 2170 1st St/ 32 N East Ave/ 19/27/29 Audubon Pl Sarasota, FL 34237
Parcel Numbers	2029-04-0004,0008,0010,0011,0012,0023,0025 (7 parcels)
Land Size	73,305 sq ft +/-
Zoning	DTC - Downtown Core (City of Sarasota) permitting office, residential 50-units per acre (84 units total), retail, restaurant, hotel, parking and up to 10 stories
Opportunity Zone	The subject is located with the IRS designated Opportunity Zone which imparts numerous tax benefits to owning the property. Consult your tax advisor for further explanation.
Utilities	City of Sarasota Water/Sewer
Taxes	\$30,062.91 (2019)
Price	<b>\$4,200,000</b> (\$57.29/sq ft land - \$50,000 per code entitled residential unit)
Existing Structures	The 2 story 14-unit apartment building may be renovated.

Note – East Avenue on west boundary is a designated Primary Street



### Contact Exclusive Listing Agent:

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