

**South Tamiami Trail**

# RETAIL Building For Sale



---

|                      |   |
|----------------------|---|
| <b>Address</b>       | 7272 S Tamiami Trail, Sarasota, Florida, 34231  |
| <b>Parcel ID#</b>    | 0111-12-0002  |
| <b>Land Size</b>     | 12,218 sq ft +/-  |
| <b>Building Size</b> | 6,200 gross sq ft +/- total building  |
| <b>Zoning</b>        | CG (commercial general) Sarasota County offers a wide variety of permitted uses.  |
| <b>Year Built</b>    | 1987  |
| <b>Parking</b>       | 8 parking spaces  |
| <b>Utilities</b>     | Central Water/Sewer is provided by Sarasota County utilities  |
| <b>Tenant</b>        | Property is currently leased to Florida Furniture until April 30, 2021 with a 1-year renewal. The modified gross rent is \$5,000 per month. |
| <b>Traffic Count</b> | 32,583 AADT   |
| <b>Taxes</b>         | \$8,856.61 tax year 2020  |
| <b>Price</b>         | <b>\$739,000</b>  |

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



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