## City of Sarasota

## Downtown Property For Sale



Address	1256 5th St, 1259 and 1271 4th St, Sarasota, FL 34236
Parcel Number	2026-12-0054, 2026-12-0067, 2026-12-0068
Land Size	1256 5 <sup>th</sup> Street - 5,250 +/- square feet 1259 4 <sup>th</sup> Street - 5,250 +/- square feet 1271 4 <sup>th</sup> Street - 10,500 +/- square feet
Zoning	All three parcels are currently zoned Downtown Edge (DTE) but are eligible for rezoning to Downtown Core (DTC) within City of Sarasota. Several neighboring properties have been rezoned to DTC.
Utilities	City of Sarasota water and sewer
2021 Taxes	1256 5 <sup>th</sup> Street - \$2,016.24 1259 4 <sup>th</sup> Street - \$ 168.36 1271 4 <sup>th</sup> Street - \$3,131.11
Price	\$3,990,000 (\$190 per sq ft)
Lease Back	Post-closing and for a term of 3-years the owner will retain possession of the properties as a "Sale Lease Back" for the sole purpose of providing housing for its artists. In lieu of FST paying a base rent, the owner will make an in-kind donation to FST equal to market rate rents for similar housing in exchange for FST using the properties. As a tenant, FST will pay real estate taxes, insurance, utilities and all property maintenance. After the 3-year initial term FST will have two 1-year options to renew the lease under the same terms and conditions except that it will pay a monthly rent equal to 50% of the then market rate for similar type housing.

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



Contact Exclusive Listing Agent: John B. Harshman, Broker Phone: 941-951-2002 Fax: 941-366-5818 1800 2<sup>nd</sup> St Suite 957, Sarasota, FL 34236 Email: jbh@harshmanrealestate.com www.harshmanrealestate.com

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