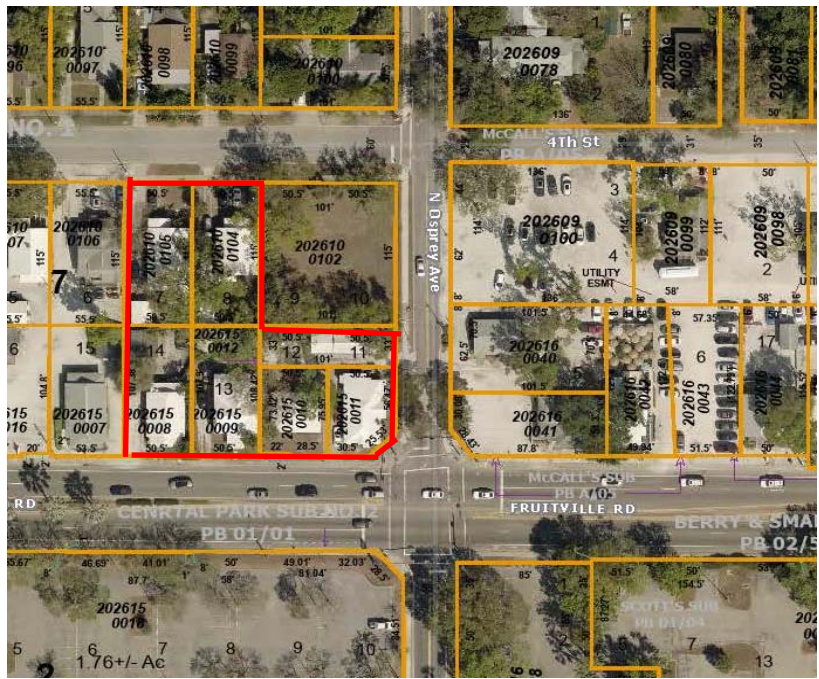


Sarasota City

Multi-Family Office/Retail For Sale

Fruitville Road and Osprey Avenue Will Divide



Address	1775, 1767, 1759, 1751 Fruitville Rd. and 1760, 1752 4 th St. 315 N Osprey Ave Sarasota, FL 34236
7-Parcels	2026-15-0011; 2026-15-0010; 2026-15-0012; 2026-15-0008; 2026-15-0009 2026-10-0104; 2026-10-0105
Land Size	33,257 sq ft
Zoning	DTE permits 25-units per acre or 100-units per acre provided 15% of bonus units are affordable. DTE = 19 total units DTE with affordable housing incentive = 76 total units with 56 market rate and 8 affordable.
Utilities	City of Sarasota water and sewer
Divisions	Seller will sell Fruitville frontage or 4 th St frontage separately
Price	\$4,080,000

Do Not Disturb Tenants

Harshman & Company, Inc.
COMMERCIAL REAL ESTATE BROKER

Contact Exclusive Listing Agent:
John B. Harshman, Broker
Phone: 941-951-2002
1800 2nd St Suite 957, 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.

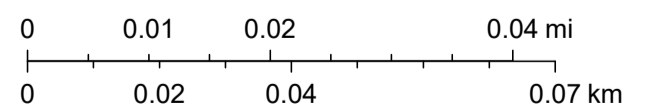
Sarasota County Property Appraiser



2/27/2024, 1:43:02 PM

- Parcels 2024
- Parcels 2024 (all scale levels)
- DimLeaders
- EasementLeaders
- LDR_Arrows

1:1,128



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