

American Property Group of Sarasota
Inc
7750 S Tamiami Trail
Sarasota, FL 34231
941.923.0535
americanpropertygroup.com

MULTIFAMILY PROPERTY FOR SALE



5 Units Income Producing Property

601 Shore Rd., Nokomis, FL 34275

ANDY METZ
941.923.0535 x310
andy@americanpropertygroup.com

5 Unit, Turn-Key Income Producing by the Beach!

Multifamily Property For Sale

601 Shore Rd.
Nokomis, FL 34275

EXECUTIVE SUMMARY



SALE PRICE

CALL FOR PRICE

OFFERING SUMMARY

Number Of Units:

5

Zoning:

RMF1 (Residential,
Multifamily)

PROPERTY OVERVIEW

Wow! What an amazing opportunity to own this immaculately maintained, very well-managed and ever so popular vacation rental destination in the heart of Nokomis, FL! Situated on almost 1 acre of land and completely fenced in, this private, resort-like paradise offers 5 rentable units including 2 duplexes and 1 stand-alone residence with plenty of upside potential. Excellent NOI based on 4 of the units being rented to vacationers almost year-round, with upside potential to rent out the 5th unit that was previously occupied by the Owners. An additional +/-11,200sf (0.26ac mol) of vacant land opens the door for further expansion and development of another stand-alone residence or possibly a Duplex, driving up earning potential even higher!

The sky is truly the limit with this gem of a property! Let your imagination run wild and utilize this property for a variety of different uses including annual rentals, seasonal rentals or continue operating as-is.

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Realtor | Commercial Specialist

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PROPERTY DESCRIPTION



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The sky is truly the limit with this gem of a property! Let your imagination run wild and utilize this property for a variety of different uses! Currently, With everything an Owner would need, this place has it all! Features include recently updated/renovated private units that are turn-key furnished, a heated saltwater community pool, bikes, beach chairs, gas grills and more!

Take advantage of this excellent opportunity to own your own slice of paradise while reaping the benefits of rental income with tons of room for increased cash flow.

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 5 Rentable Units
- Almost 1 acre of Land
- Heated, Saltwater Community Pool
- Very Popular, Airbnb Destination!
- Meticulously Maintained
- Well-Managed
- Recently Renovated, Cottage-like Units
- Turn-Key Furnished Units with Updated Interiors
- All Appliances and Furniture 1-2 Years Old
- Minutes to area Beaches and Other Popular Destinations
- Private, Resort-like Setting, Fully Fenced In
- Room for Further Development
- Upside Potential!



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ADDITIONAL PHOTOS



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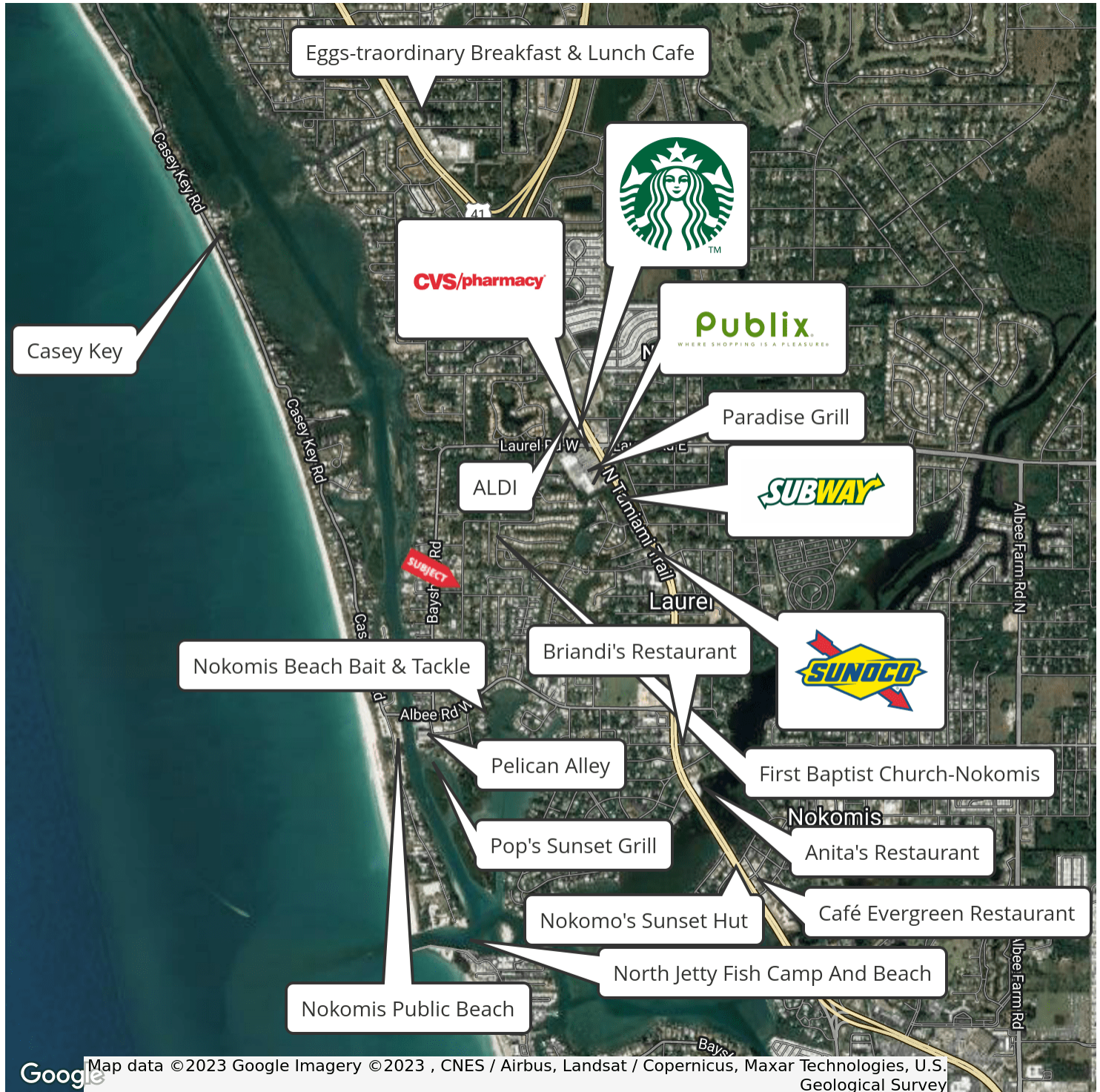
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RETAILER MAP



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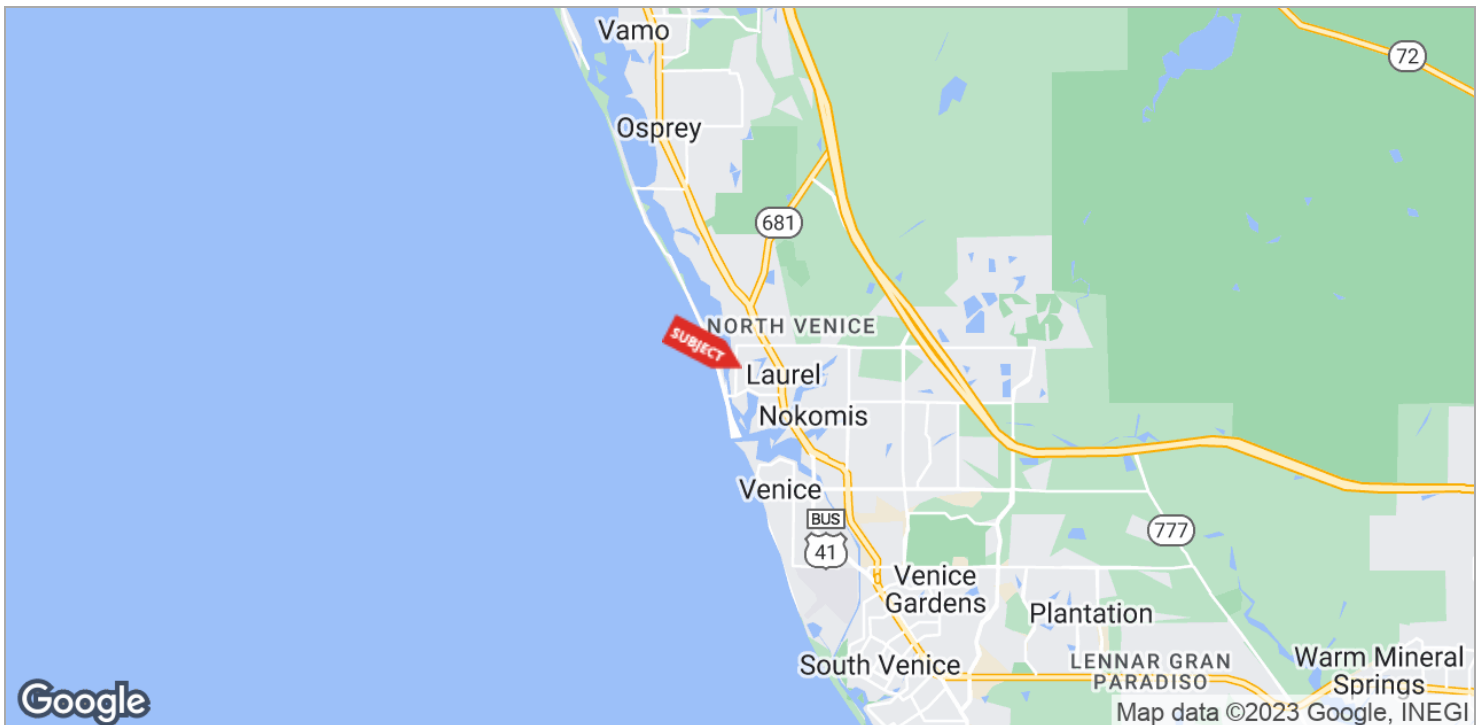
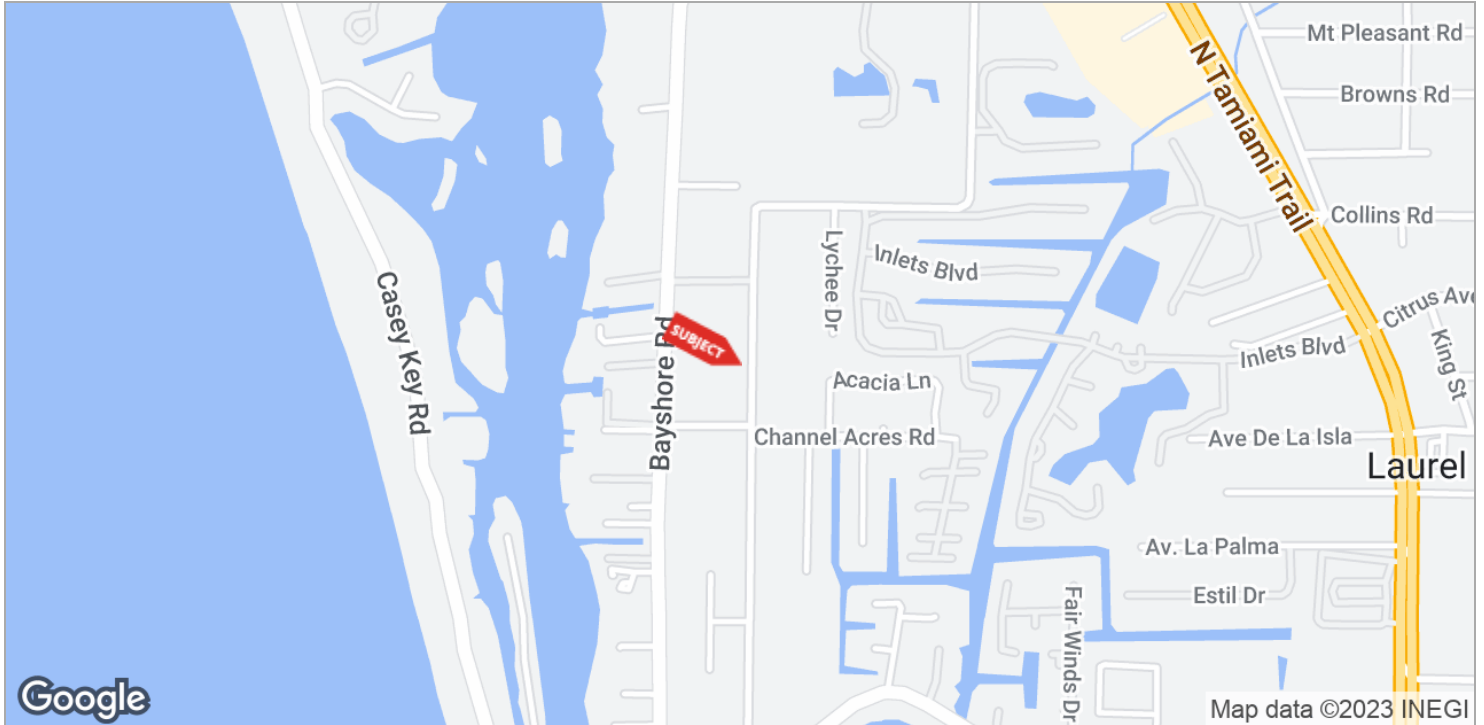
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LOCATION MAPS



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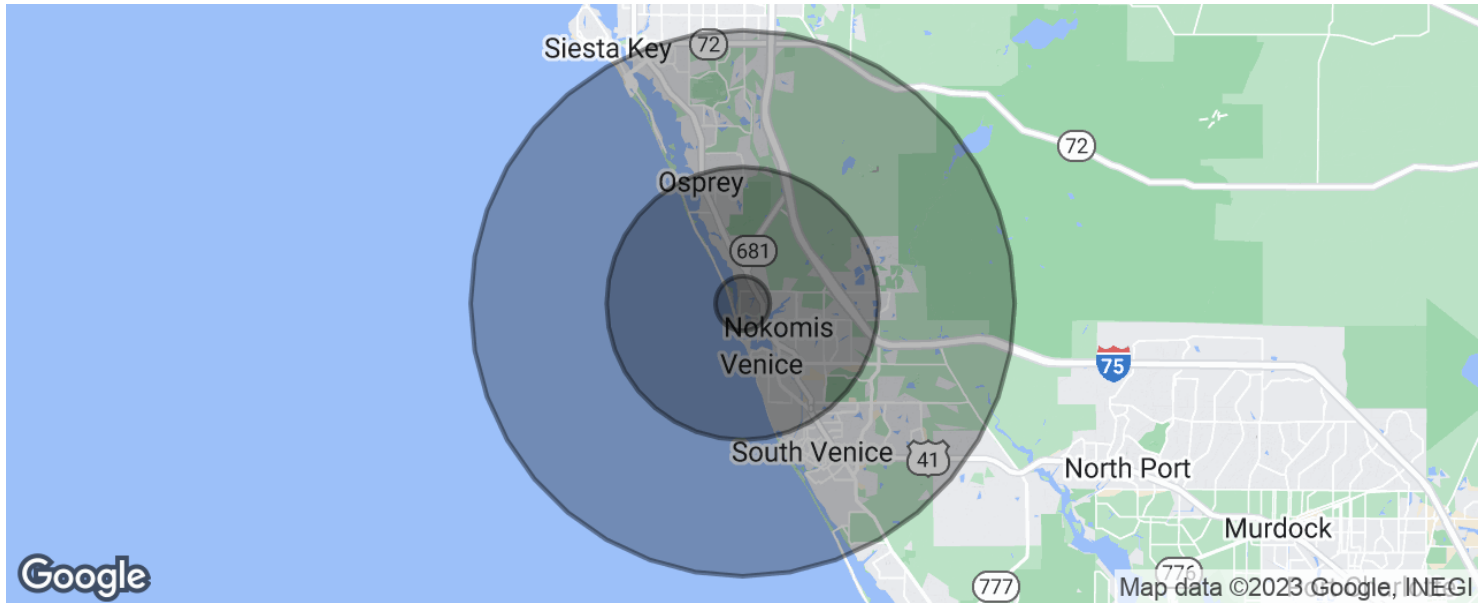
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,451	46,397	133,113
Median age	58.0	61.5	58.8
Median age (Male)	59.9	61.3	58.2
Median age (Female)	55.2	61.7	59.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,220	23,396	65,084
# of persons per HH	2.0	2.0	2.0
Average HH income	\$74,661	\$70,631	\$71,278
Average house value	\$284,380	\$335,703	\$334,438

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

"Talk is Cheap. RESULTS MATTER!"

That's the motto of Andy Metz, a Florida native, born and raised in Sarasota, Florida. His passion for helping people, combined with his skills in marketing and sales, led him to the Commercial Real Estate industry. Always longing to learn something new and push the boundaries of his own knowledge, Andy earned his Real Estate license and has been practicing in the Commercial market since 2014. Focused primarily on the growing cities of North Port, Port Charlotte, Englewood and Punta Gorda, Andy specializes in the buying, selling and leasing of commercial properties, with an emphasis on vacant, commercial land, office, retail and multi-family development.

"I understand that buying or selling Commercial Real Estate is a big decision and can often be an overwhelming and daunting task, especially for first-time Buyers or Sellers. Real Estate is the ultimate investment and I understand how such an investment can change a person's life. With the right tools and people in place, working WITH you and not FOR you, it can be a very pleasant experience. That's what I'm here to do. I have the knowledge, skills and ability to successfully help Buyers and Sellers navigate the in's and out's of Commercial Real Estate transaction, making the process as easy and as simple as possible. My goal is simple: No Headaches. No Hassles. Just Results!"

My skills and knowledge include both the Buying and Selling of:

- Office Buildings - Development Projects
- Retail Spaces and Shopping Centers - Business Brokerage
- Warehouse and Industrial Properties - 1031 Exchanges
- Vacant, Commercial Land - Investment Opportunities
- Development Projects - Restaurants/Bars/Clubs
- Business Brokerage - Multi-family Properties & MORE!

American Property Group of Sarasota, Inc. has over 30 years of experience and stellar track record for getting deals done in the SWFL Commercial Real Estate market. Let us put our experience to work for you today. You won't regret it.

MEMBERSHIPS

Realtor Association of Sarasota and Manatee (RASM)

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