



COLDWELL BANKER
COMMERCIAL REALTY

LAKEVIEW OFFICE PARK

\$695,000

411 Commercial Ct. Building 4
Venice, FL 34292

AVAILABLE SPACE
5,051 SF

FEATURES

- Suited for Owner/User or Investor
- Four Units Available For Sale
- Value Added
- Medical Suites
- Close to I-75 at Jacaranda Interchange

AREA

Lakeview Office Park is a well established business and professional park located just west of the Interstate 75 and Jacaranda Blvd. interchange. Located at this exit are many gas station and convenience stores, fast food eateries and restaurants, National chain hotels and a large medical complex.



FOR SALE

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OFFICE

Terry Eastman
941 914 2936
commercialgirl1@gmail.com

Janet Robinson
941 993 0895
janet.robinson@nrtlrc.com

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100 N Tamiami Trl, Sarasota, FL 34236
941.366.8070



SALE

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[Property Overview](#)

[Additional Photos](#)

[Additional Photos](#)

[Location Maps](#)

[Aerial Map](#)

[Demographics Map & Report](#)

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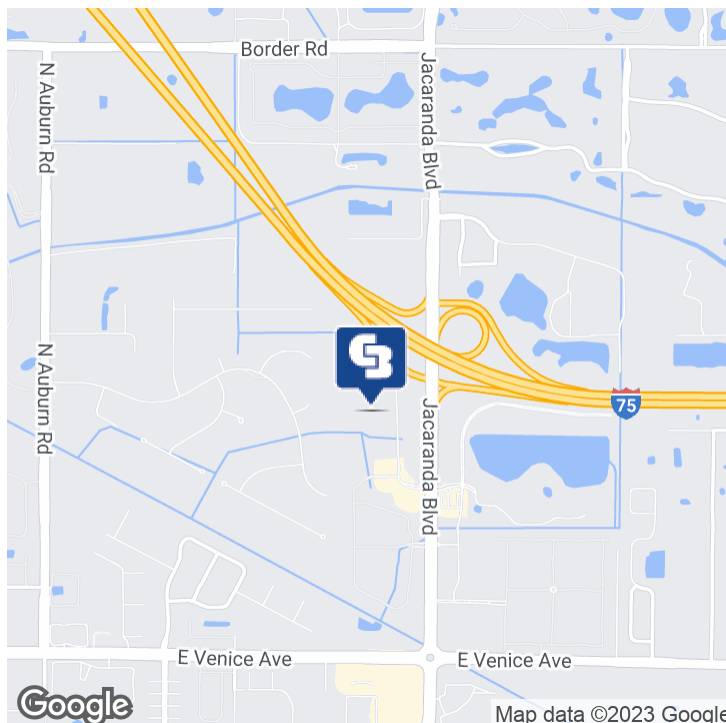




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SALE



OFFERING SUMMARY

Sale Price:	\$695,000
Cap Rate:	2.81%
NOI:	\$19,525
Available SF:	
Year Built:	2001
Building Size:	5,051 SF
Renovated:	2018
Zoning:	CHI
Market:	Tampa St. Petersburg
Submarket:	Venice
Price / SF:	\$137.60

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PROPERTY OVERVIEW

Four value added office condos located in the Lakeview Office Park in Venice. Lakeview Office Park is a well established office and professional park located just off the I-75 and Jacaranda Interchange and approximately 23 miles south of Sarasota.

Each office condo has a short term tenant in place. Offices could be well suited for an owner/user or an investor.

Unit A - 952 SF / A beautifully updated professional office condo. Short term lease. 4.6% cap. \$165,000

Unit B - 1257 SF / Nicely appointed Acupuncture & Massage Studio. MTM lease. 4.2% cap. \$195,000

Unit C - 1552 SF / Office condo. Vacant \$245,000

Unit F - 1290 SF / Updated medical office-OBGYN. MTM lease. 4.9% cap. \$245,000

Offices may be sold individually or as an investment package. Sellers are motivated.

PROPERTY HIGHLIGHTS

- Suited for Owner/User or Investor
- Four Units Available For Sale
- Value Added

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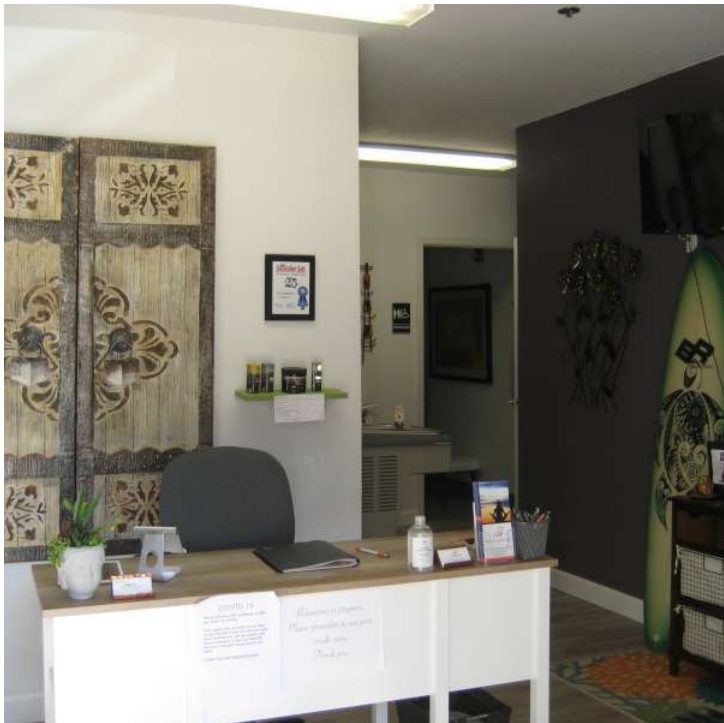
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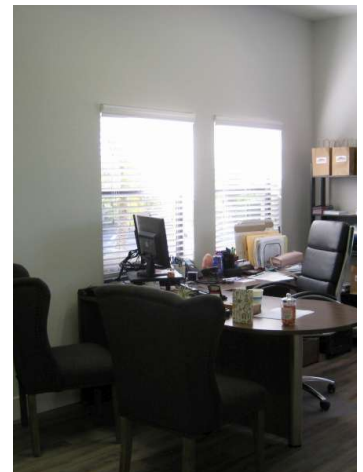
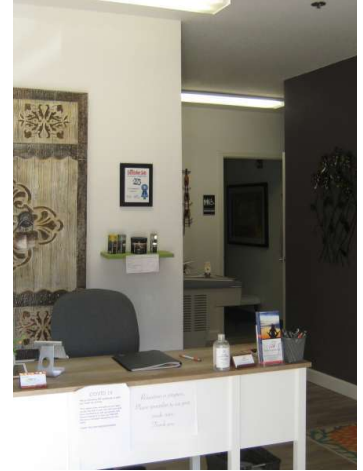
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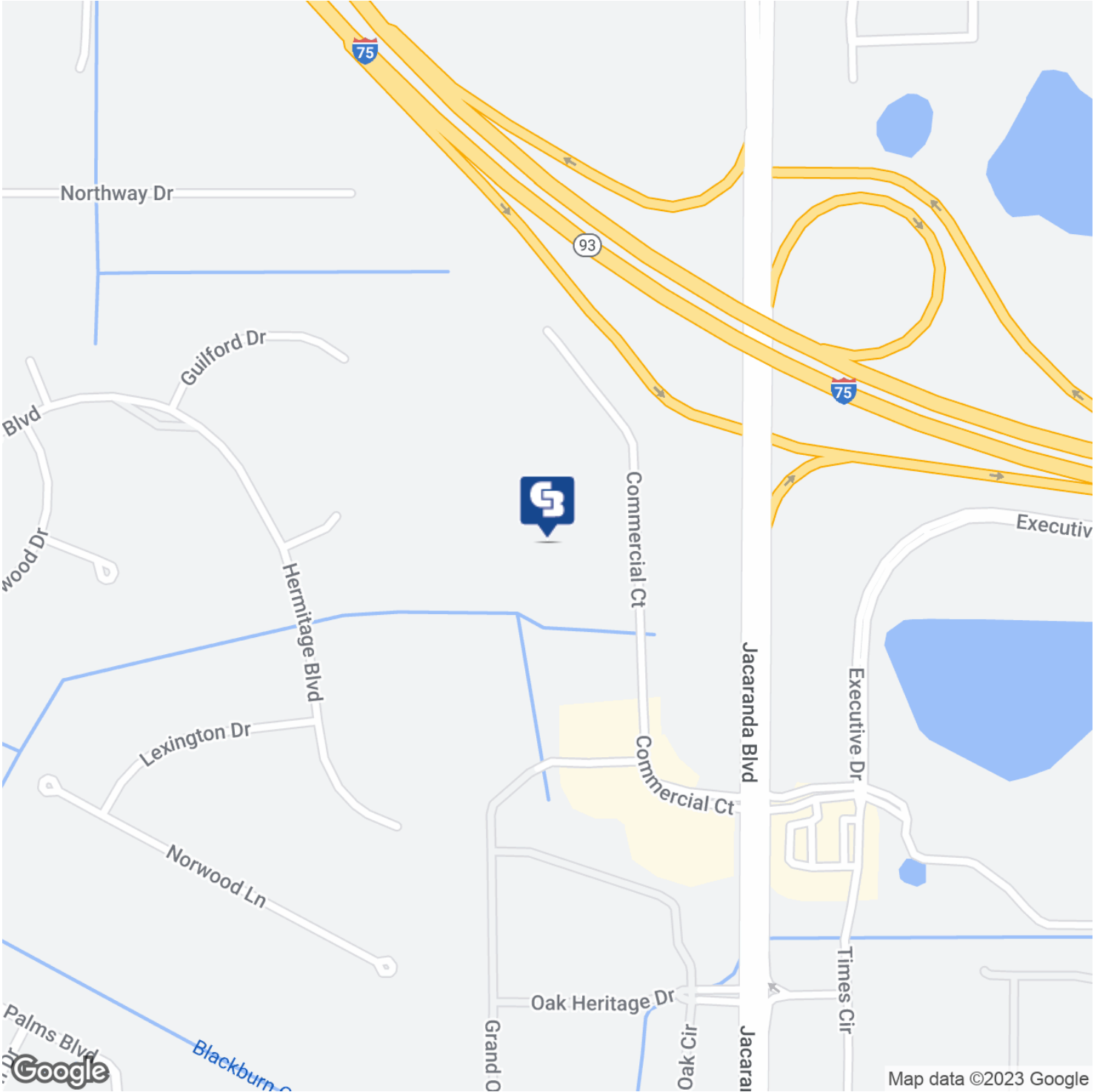
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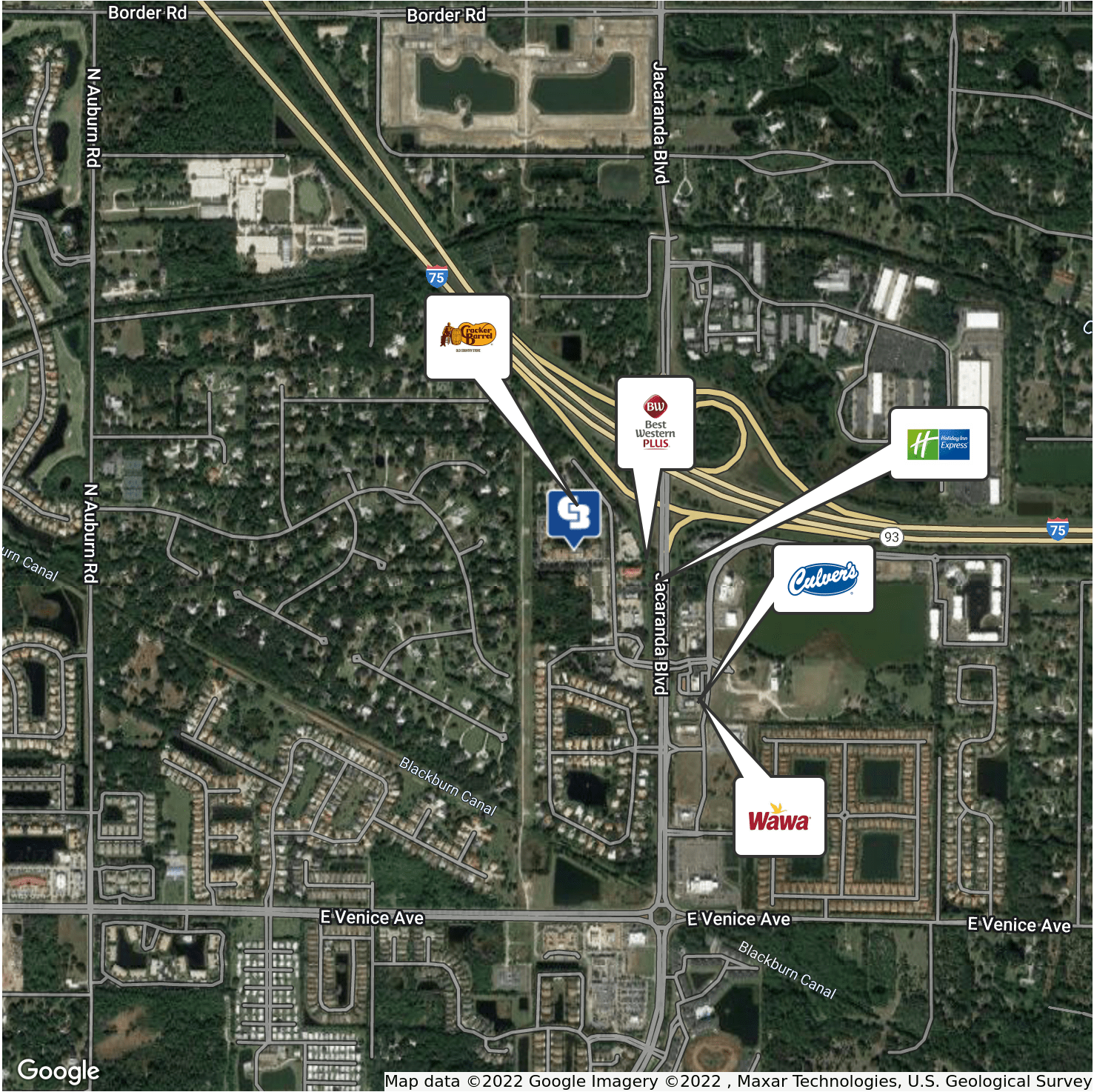
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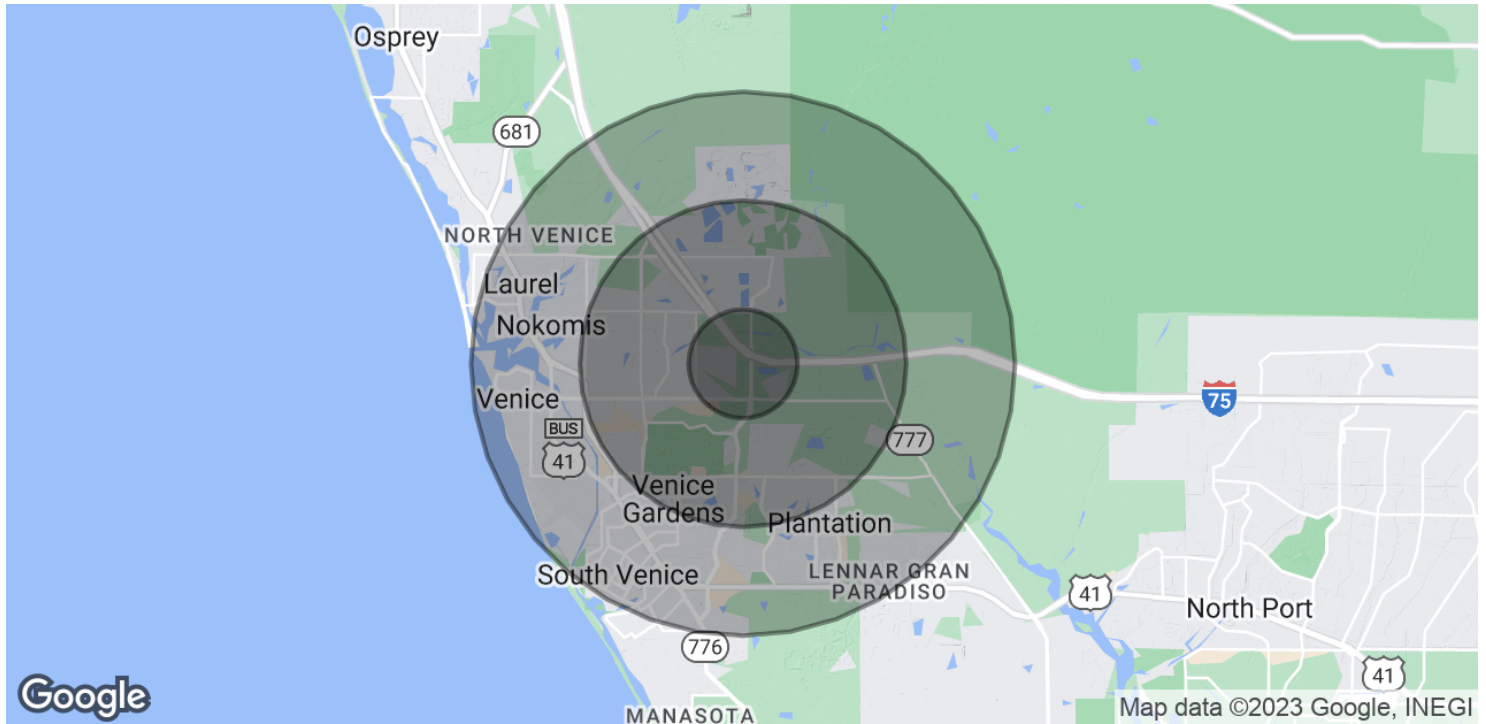
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,827	26,801	65,977
Average age	65.9	64.5	59.9
Average age (Male)	66.7	63.9	59.3
Average age (Female)	65.3	64.9	60.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,498	13,810	32,356
# of persons per HH	1.9	1.9	2.0
Average HH income	\$66,612	\$62,855	\$61,881
Average house value	\$341,149	\$341,729	\$291,696

* Demographic data derived from 2020 ACS - US Census

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