



SPYGLASS PLAZA

3333 N Washington Blvd, Sarasota, FL 34234

SALE



OFFERING SUMMARY

Sale Price:	\$2,400,000
Cap Rate:	5.33%
NOI:	\$128,000
Lot Size:	1.052 Acres
Year Built:	1988
Building Size:	13,540 SF
Renovated:	2020
Zoning:	CI, Commercial Intensive
Market:	Sarasota-Bradenton
Submarket:	Tampa-St Pete
Traffic Count:	45,698
Price / SF:	\$177.25

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PROPERTY OVERVIEW

With two long term tenants and secure, bankable, leases, this property is an excellent investment. Leases are true triple net. All leases have over three years term and multiple renewal options, assuring continued 100% occupancy for the next 15 years for a conscientious property owner.

LOCATION OVERVIEW

Ideally located on N Washington Blvd just minutes from the Sarasota Airport. Just Five miles from UTC and Lakewood Ranch. AADT in front of the building is 45,698 and at the Myrtle intersection it exceeds 55,000.

PROPERTY HIGHLIGHTS

- Tenants in place over ten years each, renewed, remodeled and expanded.
- Landlord has never missed, or had a late payment, throughout COVID pandemic.
- Solid CAP rate with guaranteed growth as rents escalate.
- A property and location you can be proud to own.

PROPERTY WEBSITE

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OTHER RESOURCES

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