



1202 GARY AVENUE UNIT 109 FLEX WAREHOUSE CONDO

1202 GARY AVENUE UNIT 109, ELLENTON, FL



ADDRESS

**1202 Gary Avenue Unit 109
Ellenton, FL 34222**

PROPERTY FEATURES

- -Investment Opportunity
- -Flex Warehouse Condo
- -Well-Maintained Industrial Park
- -Located just off US-301

	1 Mile	5 Miles	10 Miles
Total Households:	1,464	64,360	172,810
Total Population:	3,818	142,284	360,133
Average HH Income:	\$55,096	\$54,237	\$64,077

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

MELINDA GARRETT

Commercial Advisor

941.899.4842

melindagarrett@michaelsaunders.com

1202 GARY AVENUE UNIT 109 FLEX WAREHOUSE CONDO

1202 GARY AVENUE UNIT 109, ELLENTON, FL



OFFERING SUMMARY

Sale Price:	\$425,000
Building Size:	2,000 SF
Price / SF:	\$212.50
Year Built:	2007
Renovated:	2020
Zoning:	LM (Light Manufacturing)
Market:	Tampa/St Petersburg
Submarket:	Manatee

PROPERTY OVERVIEW

Perfect investment opportunity with immediate cash flow to add to any portfolio! This tenant occupied flex warehouse condo features 1,500 SF of open showroom area, 3 private offices, 2 ADA compliant restrooms, and a kitchenette. The clean warehouse space of 500 SF has a roll-up door, personnel door and loft area for additional storage space.

Bonus upper level (672 SF) of air conditioned space for additional office or storage area.

PROPERTY HIGHLIGHTS

- -Investment Opportunity
- -Flex Warehouse Condo
- -Well-Maintained Industrial Park
- -Located just off US-301

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

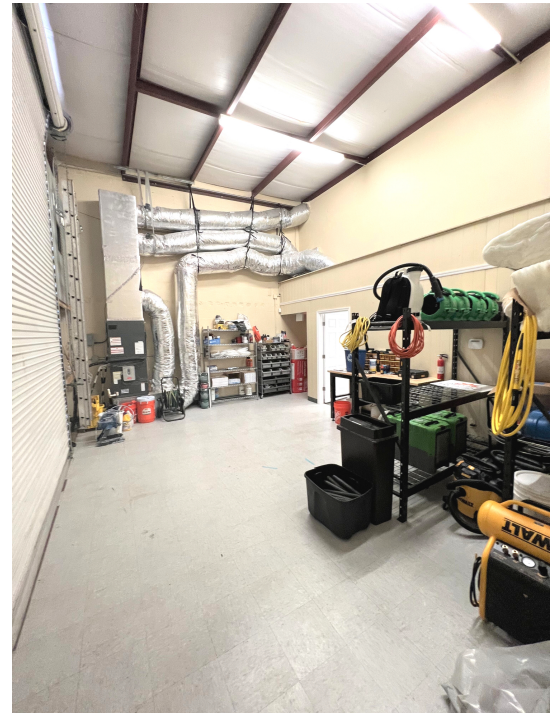
PRESENTED BY:

Melinda Garrett

Commercial Advisor

941.899.4842

melindagarrett@michaelsaunders.com





Commercial

1202 GARY AVENUE UNIT 109 FLEX WAREHOUSE CONDO

1202 GARY AVENUE UNIT 109, ELLENTON, FL



Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Melinda Garrett

Commercial Advisor

941.899.4842

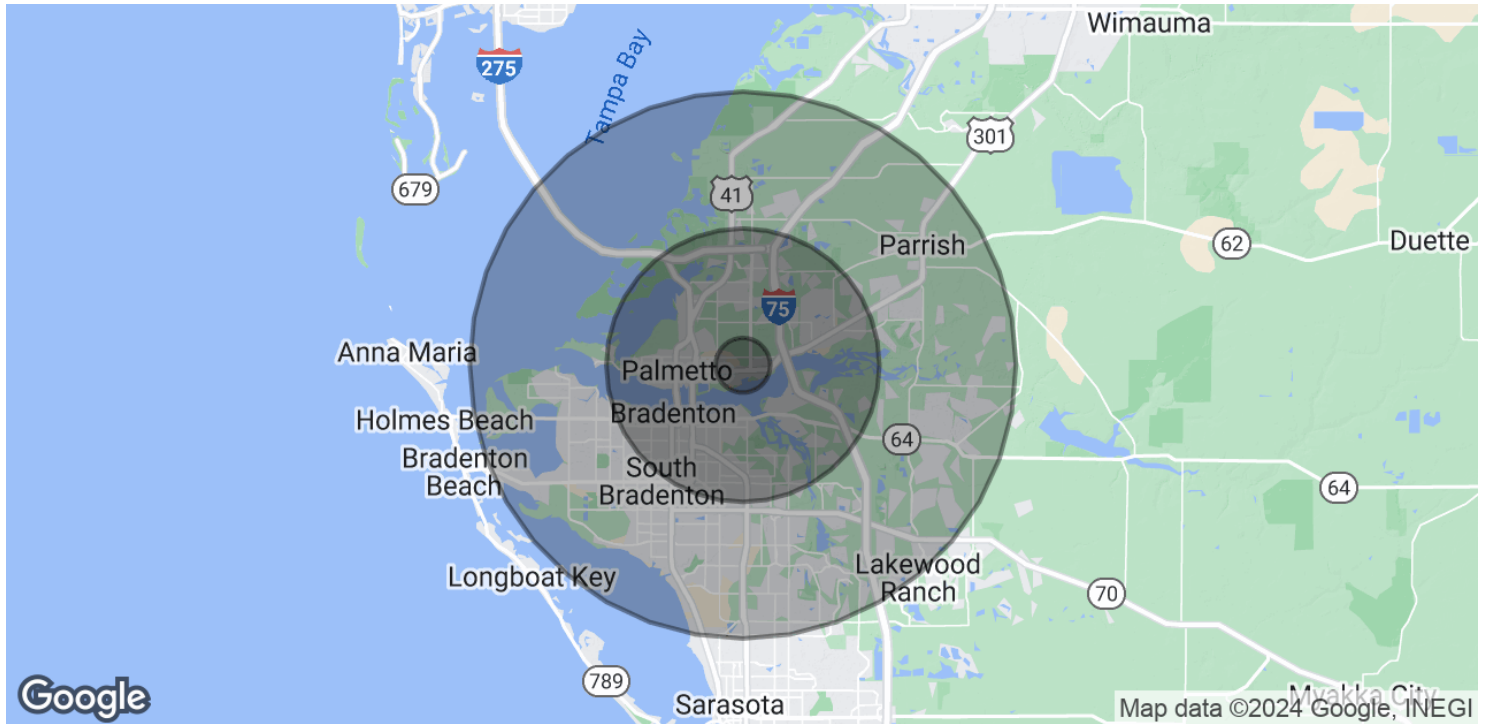
melindagarrett@michaelsaunders.com



Commercial

1202 GARY AVENUE UNIT 109 FLEX WAREHOUSE CONDO

1202 GARY AVENUE UNIT 109, ELLENTON, FL



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,818	142,284	360,133
Average Age	41.3	43.4	47.4
Average Age (Male)	35.4	42.5	46.2
Average Age (Female)	42.3	44.2	48.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,464	64,360	172,810
# of Persons per HH	2.6	2.2	2.1
Average HH Income	\$55,096	\$54,237	\$64,077
Average House Value	\$166,032	\$184,551	\$227,482

2020 American Community Survey (ACS)

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Melinda Garrett

Commercial Advisor

941.899.4842

melindagarrett@michaelsaunders.com

MELINDA GARRETT

Commercial Advisor



1605 Main Street , Suite 500
,
T 941.899.4842
C 941.899.4842
melindagarrett@michaelsaunders.com

PROFESSIONAL BACKGROUND

Melinda has been immersed in the commercial real estate industry since 2012, bringing a wide range of skills and a deep passion and understanding of the commercial real estate market.

Prior to joining Michael Saunders & Company, she practiced commercial real estate appraisal and consulting for a reputable firm where she worked closely with developers, investors, and lenders. She prepared detailed comprehensive reports through extensive research and analysis, providing a market value for all types of properties, including industrial, office, retail, land, and multi-family residential.

Her skilled communication, strong work ethic, and vibrant personality have provided exceptional customer service that has been conducive to building and maintaining vital relationships throughout her career.

Professional and dedicated, Melinda strives to help each client attain their real estate goals by providing real estate expertise and market knowledge to ensure each transaction is profitable. She also continually stays abreast of current market conditions and their effect on the commercial real estate market along the Gulf Coast.