



# 2195-2199 PRINCETON STREET

SARASOTA, FLORIDA 34237

## PROPERTY HIGHLIGHTS

- This Value Ad property has great potential for an investor or an owner/user of one of the Units who would collect rent from one of the other Tenants.
- Shared Yard in the Rear.
- Call for specific Tenant information.



## DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

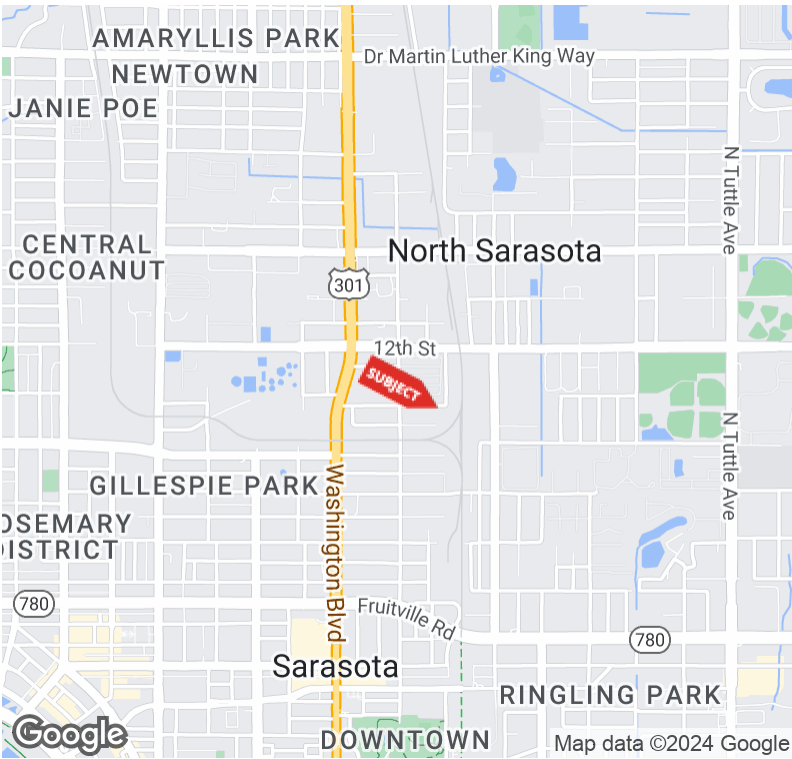
Total Households	237	1,169	5,987
Total Population	681	2,960	13,515
Average HH Income	\$53,268	\$49,961	\$49,045

For More Information

### MARCIA CUTTLER

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SARASOTA, FL 34237



OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	4,800 SF
Available SF:	900 - 1,000 SF
Lot Size:	10,558 SF
Number of Units:	5
Price / SF:	\$177.08
Year Built:	1990
Renovated:	2024
Zoning:	IGD - Industrial General District
Market:	Sarasota-Bradenton-Palmetto

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2195-2199 Princeton St. Sarasota, FL:

Property Size: 4,906 Square Feet

Key Features:

- Value Ad Potential: This property presents a valuable opportunity for investors to capitalize on its potential for enhancement and value appreciation. With strategic upgrades or reconfiguration, investors can maximize rental income and overall property value.
- Income Generation: Ideal for both investors and owner-users, this property allows for the collection of rent from multiple tenants. Whether occupying one of the units for personal use or leasing out all units for passive income, this property offers flexibility and income-generating potential.
- Shared Yard: Enhancing the property's functionality and appeal is a shared yard located in the rear, providing additional outdoor space for various activities, storage, or logistics operations. The shared yard adds convenience and versatility to the property, catering to diverse tenant needs.

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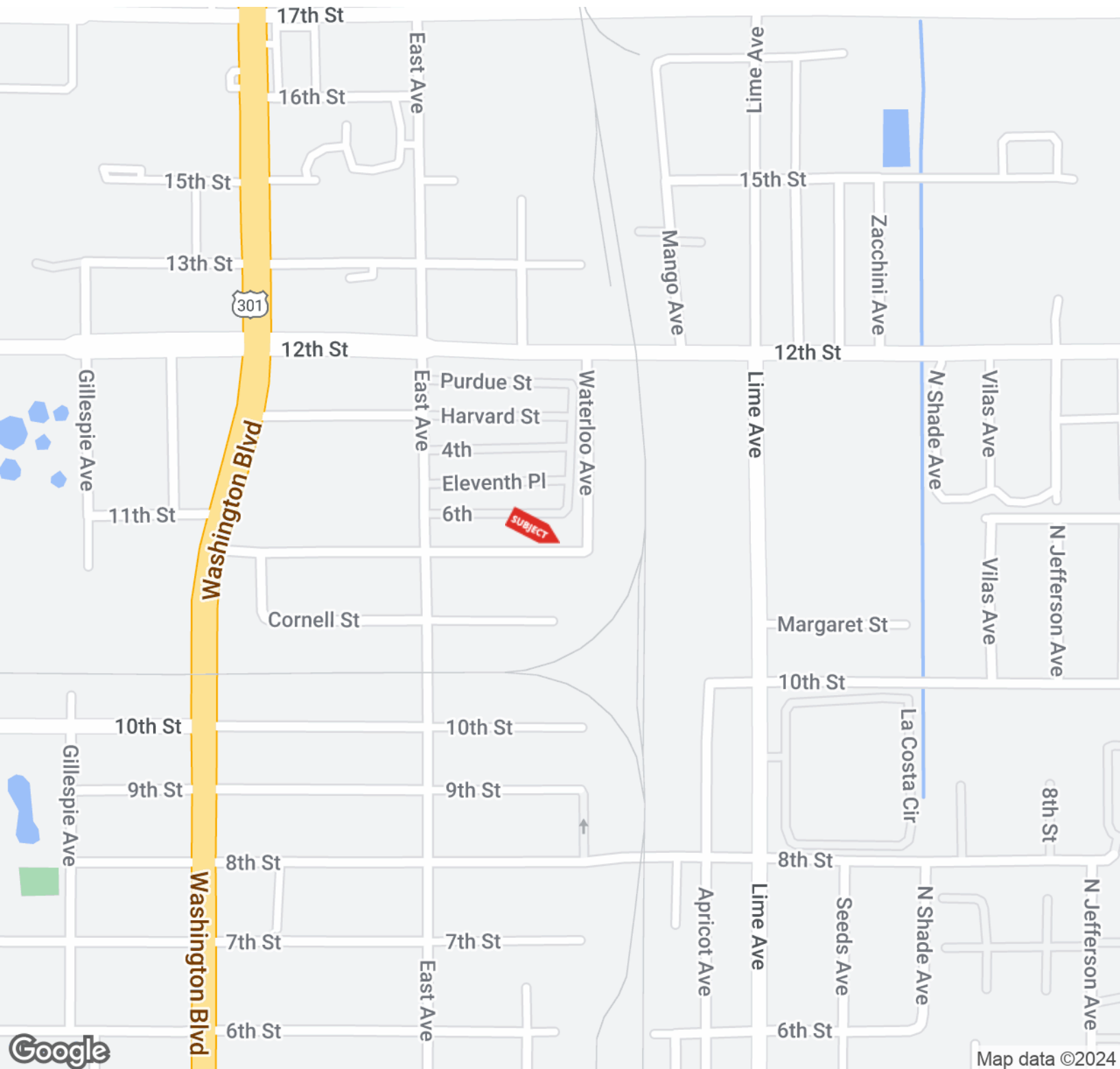
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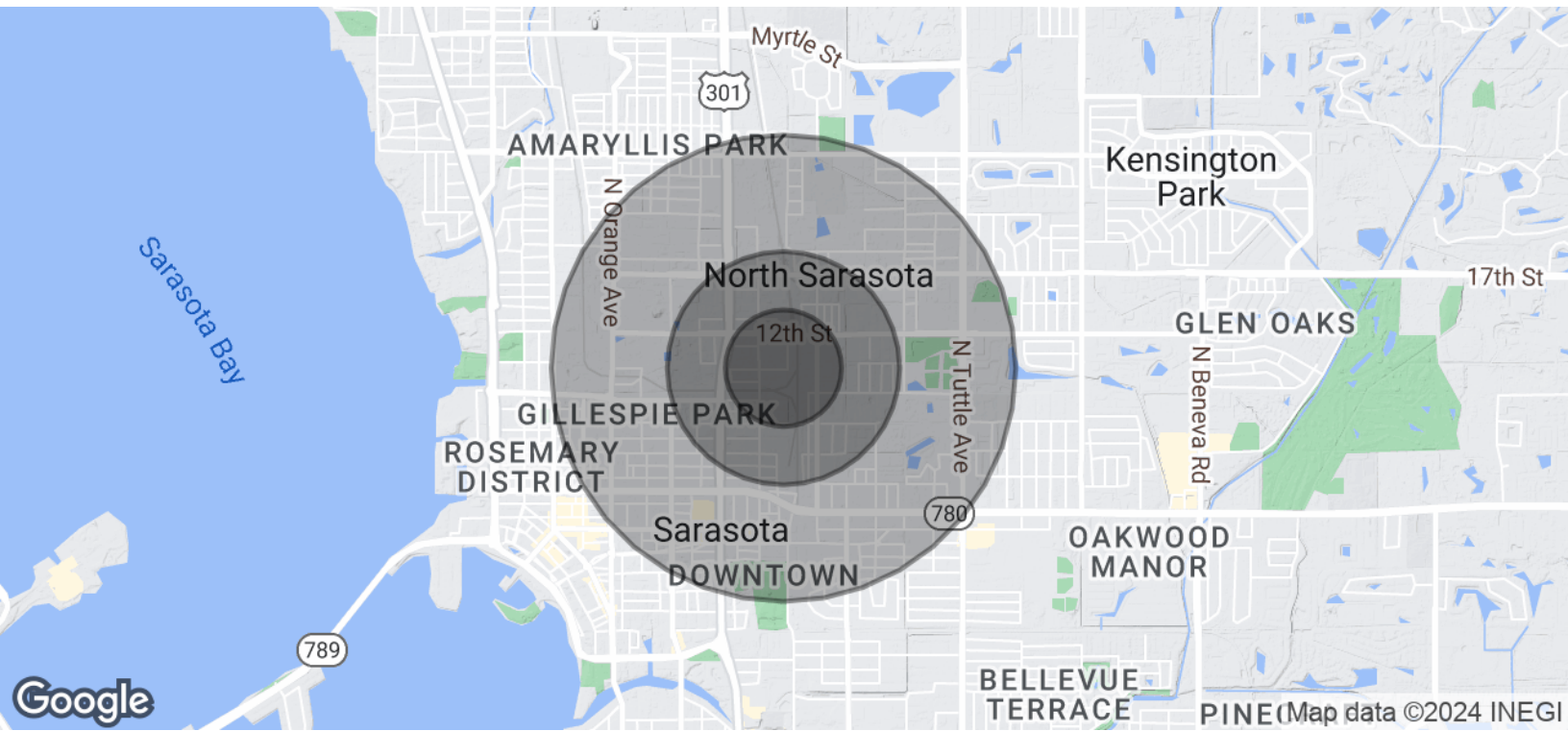


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	681	2,960	13,515
Average Age	33.4	35.3	38.3
Average Age (Male)	31.7	33.9	37.4
Average Age (Female)	34.8	36.7	40.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	237	1,169	5,987
# of Persons per HH	2.9	2.5	2.3
Average HH Income	\$53,268	\$49,961	\$49,045
Average House Value	\$139,274	\$155,677	\$206,811

2020 American Community Survey (ACS)

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## MARCIA CUTTLER

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### PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

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