

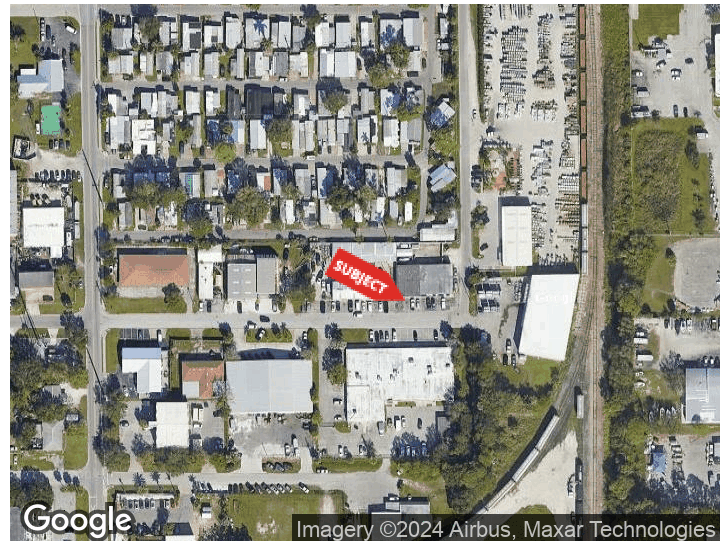


2195-2199 PRINCETON STREET

SARASOTA, FLORIDA 34237

PROPERTY HIGHLIGHTS

- Value-Ad Property
- Shared Yard in the Rear
- IGD Zoning
- Listed for \$850,000
- Call for Specific 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

Agent/Associate
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marcia@americanpropertygroup.com

SARASOTA, FL 34237



OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	4,800 SF
Available SF:	4,906 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 Princeton St. Sarasota, FL:

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.

IGD Zoning: Zoned for Industrial General Development (IGD), this property offers favorable zoning regulations conducive to a wide range of industrial and commercial activities. From manufacturing to distribution, tenants have the flexibility to pursue their business goals within the parameters of IGD zoning.

Don't miss out on this exceptional industrial property offering Value-Ad potential, rental income opportunities, and desirable features in a prime Sarasota location. Contact Marcia Cuttler today to learn more and seize this investment opportunity.

Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941)923-0535 at your convenience.

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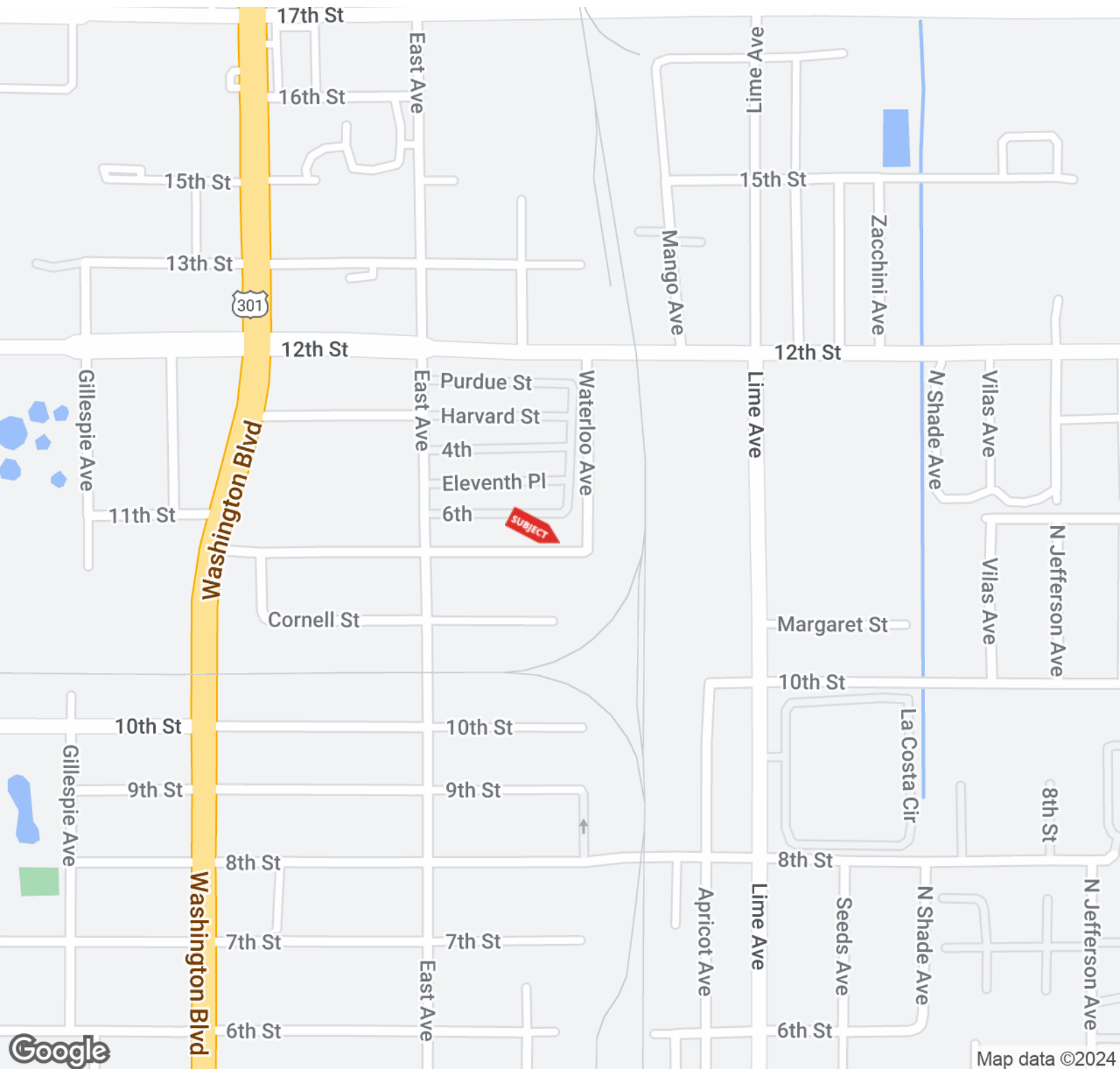
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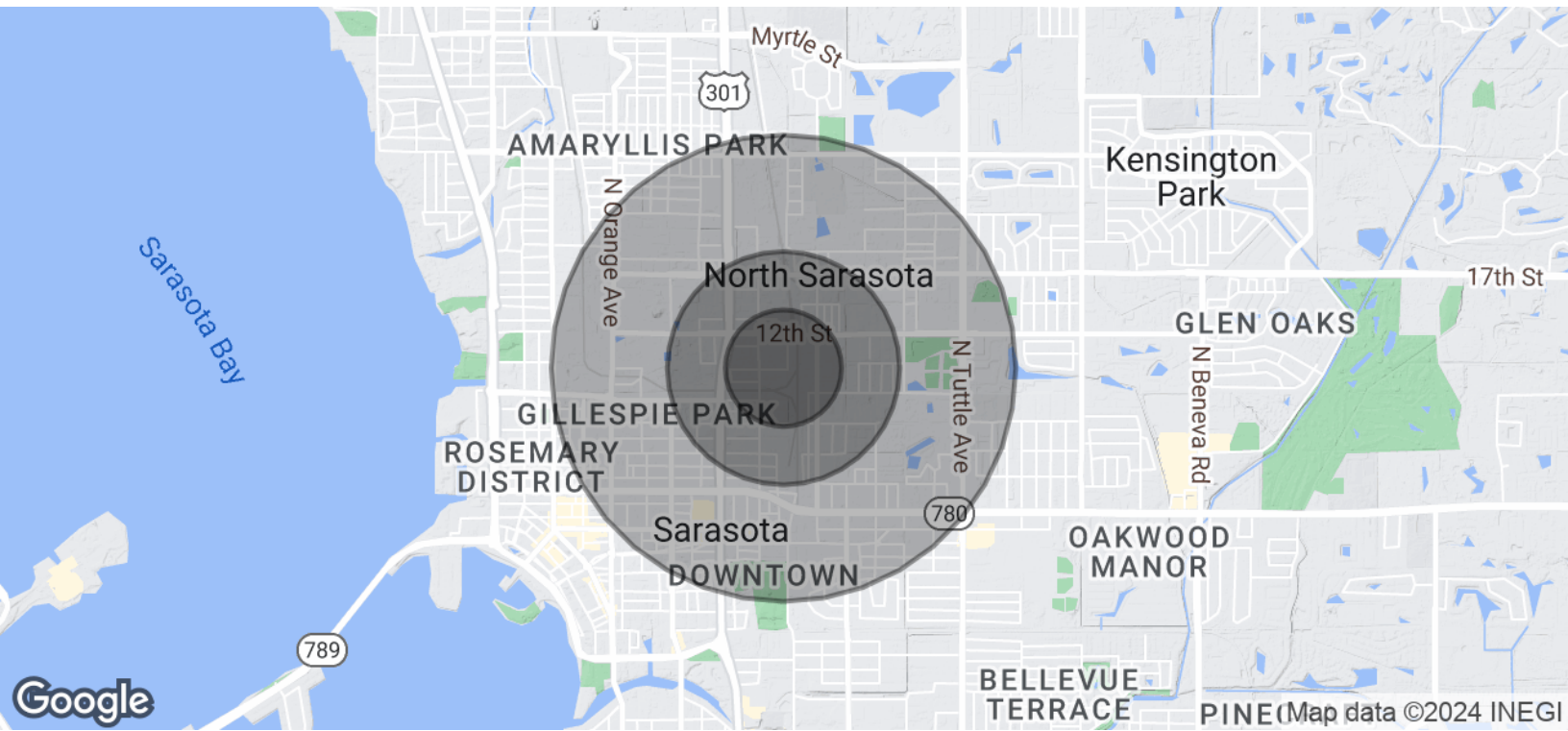


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	681	2,960	13,515
Average Age	33.4	35.3	38.3
Average Age (Male)	31.7	33.9	37.4
Average Age (Female)	34.8	36.7	40.6

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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