

2,250 SQ. FT. INDUSTRIAL CONDO

6644 26TH COURT EAST, SARASOTA, FL 34243



PROPERTY DESCRIPTION

2,250 sq. ft. industrial condo unit in a great location just off of Highway 301 and Whitfield Avenue. Unit has approximately 550 sq. ft. of office area, including reception area, 2-private offices and 1-restroom. The remainder of the space is non-air conditioned warehouse with 18' ceiling, single phase power and one 12' x 14' overhead door. Current association fees are \$1,600 per quarter.

LOCATION DESCRIPTION

From Highway 301, go 1-block east on Whitfield Avenue to 26th Court East. Unit is in the first building of the 301 Commerce Center complex, located towards the end of 26th Court East before the cul-de-sac.

OFFERING SUMMARY

SALE PRICE:	\$459,000
PRICE PER SQ. FT.	\$204 per sq. ft.
UNIT SIZE:	2,250 sq. ft.
ASSOCIATION FEES:	\$1,600 per quarter

Unit Size:	2,250 sq. ft.
OFFICE:	550 sq. ft.
WAREHOUSE:	1,700 sq. ft.
LAND SIZE:	0 - Condo
ZONING:	HM
YEAR BUILT:	2006
ELECTRIC:	Single Phase; 225 amp
CEILING HEIGHT:	18'
OVERHEAD DOORS:	1 - 12' x 14'
FIRE SPRINKLERS:	Yes
PARKING:	4 +/-
PROPERTY ID:	Manatee, 1868912859
TAXES (2024):	\$4,341.18

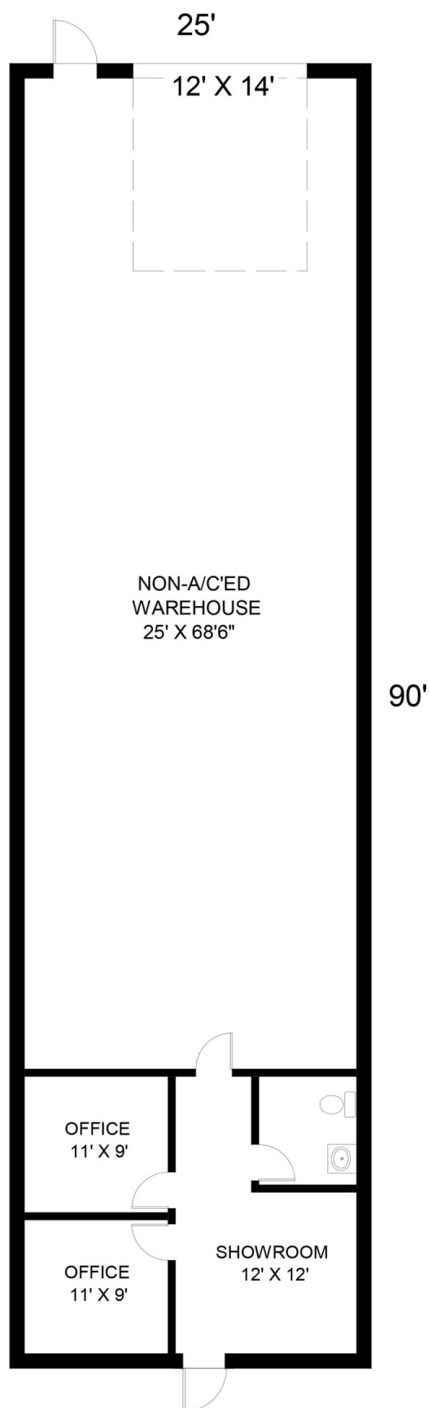
MSC

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REAL ESTATE

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(Not to Scale)



Michael Saunders & Company
LICENSED REAL ESTATE BROKER

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

PRESENTED BY:

Roberta Kolton Cera

Senior Commercial Advisor

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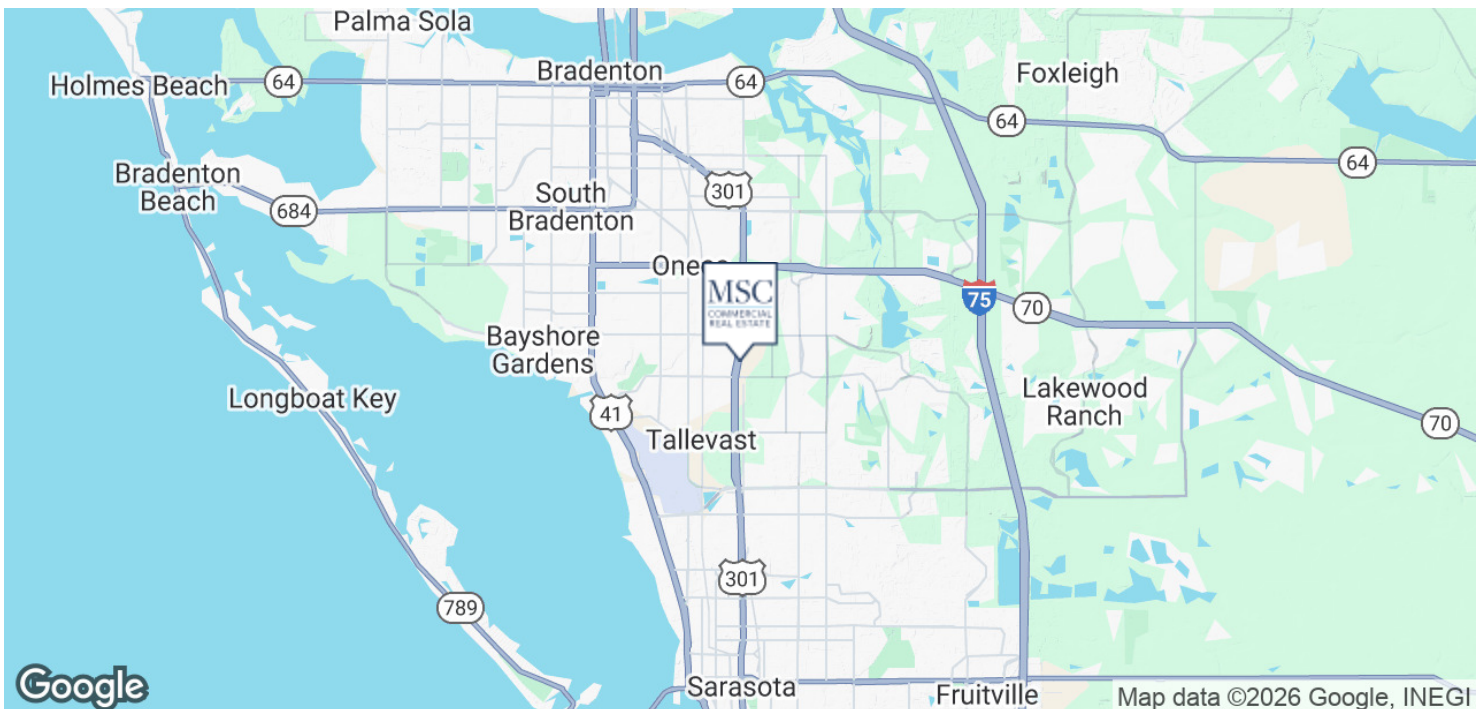
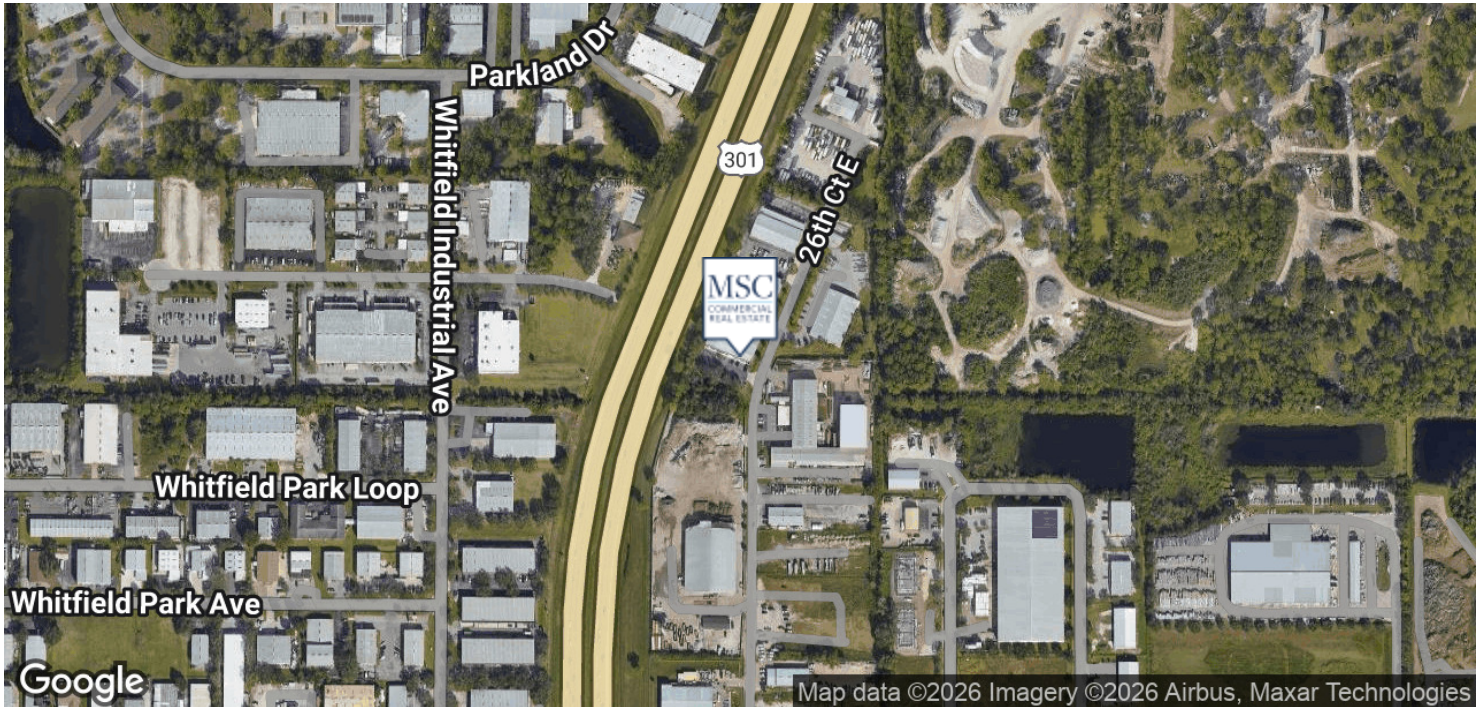


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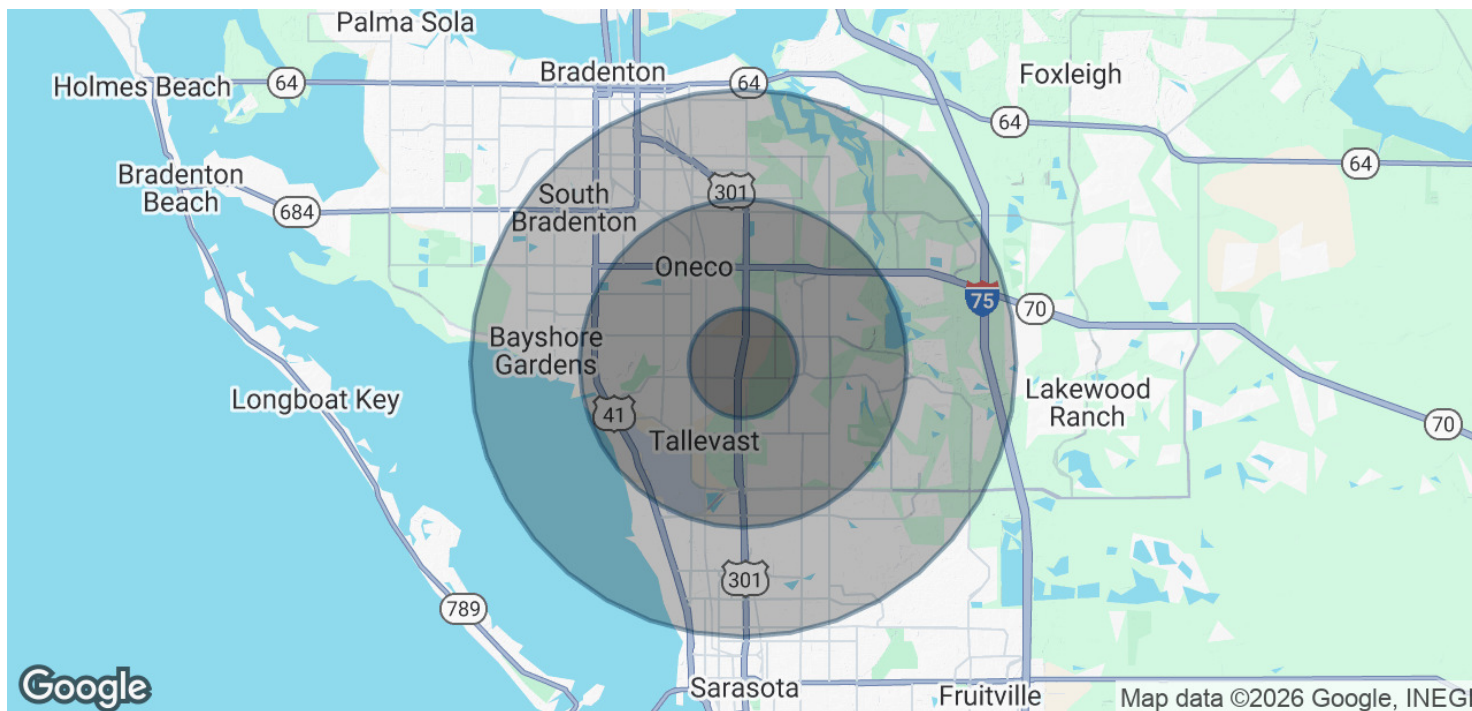
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,318	68,846	206,031
Average Age	46	47	46
Average Age (Male)	46	47	45
Average Age (Female)	47	48	47

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	970	29,375	87,695
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$78,653	\$84,282	\$79,558
Average House Value	\$332,751	\$307,354	\$306,658

Demographics data derived from AlphaMap



COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.