836 SUNSET LAKE BLVD, STE. 205 & 206

VENICE, FL 34292

MELINDA GARRETT

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MSC | COMMERCIAL REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

PROPERTY DESCRIPTION

Position your practice in one of Venice's most desirable medical corridors with this beautifully appointed Class A medical office condominium located in the prestigious Lakeside Medical Center. This 3,677± square foot, second-floor suite is move-in ready, offering a seamless opportunity for medical, dental, or specialty practices seeking a professional and welcoming environment.

The space features six private exam rooms, each with sinks, along with three ADA-compliant restrooms, a private executive office with balcony access, a breakroom/kitchenette, and a spacious, inviting waiting and reception area designed to enhance the patient experience. Offered fully furnished and turnkey, this suite allows a new owner to begin operations immediately with minimal startup time or cost.

Surrounded by established medical practices and located just minutes from Sarasota Memorial Hospital, the property offers both prestige and convenience in a quiet, professional setting with ample parking for staff and patients.

LOCATION DESCRIPTION

The property is located on Sunset Lake Boulevard within the Lakeside Medical Center, just off Jacaranda Boulevard in Venice, Florida. This area is one of Venice's primary medical and commercial corridors and is just minutes from Sarasota Memorial Hospital – Venice Campus. The surrounding area is home to a strong concentration of medical offices, specialty practices, and healthcare providers, creating excellent synergy and referral potential. With easy access to Jacaranda Boulevard, I-75, and nearby residential communities, the location offers outstanding visibility, accessibility, and convenience for both patients and staff.

Sale Price	**$945,000**

Lease Rate	**$18.00 SF/YR, NNN**

LOCATION INFORMATION

Street Address	836 Sunset Lake Blvd, Suites 205 & 206
City, State, Zip	Venice, FL 34292
County	Sarasota

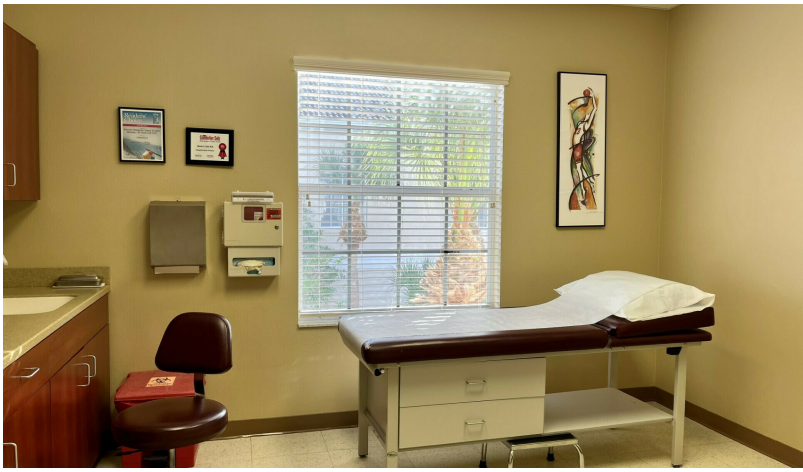
BUILDING INFORMATION

Building Size	3,677 SF
Building Class	A
Tenancy	Single
Number of Floors	2
Year Built	2002
Year Last Renovated	2020

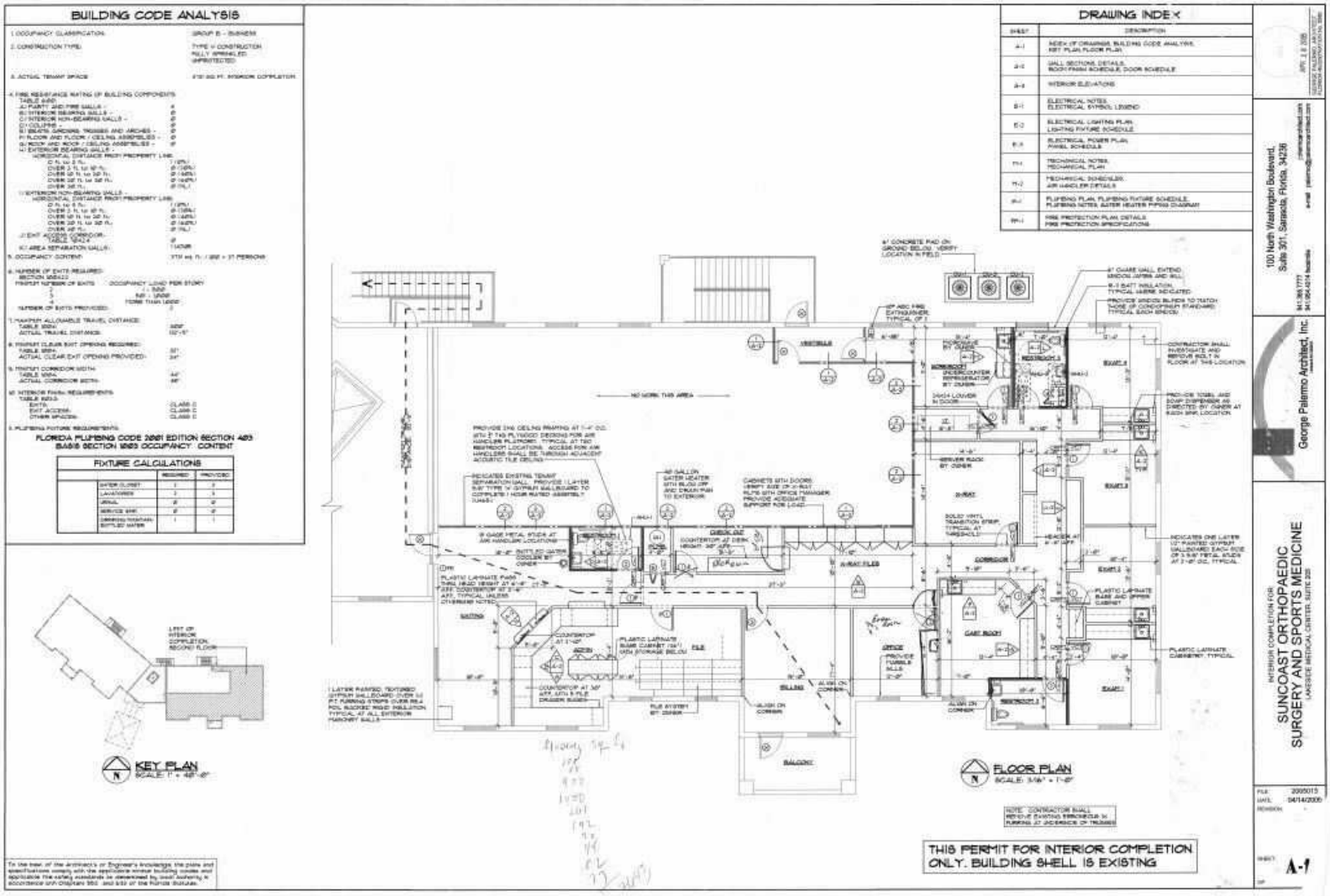
PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	OPI
APN #	0424071007 & 0424071013

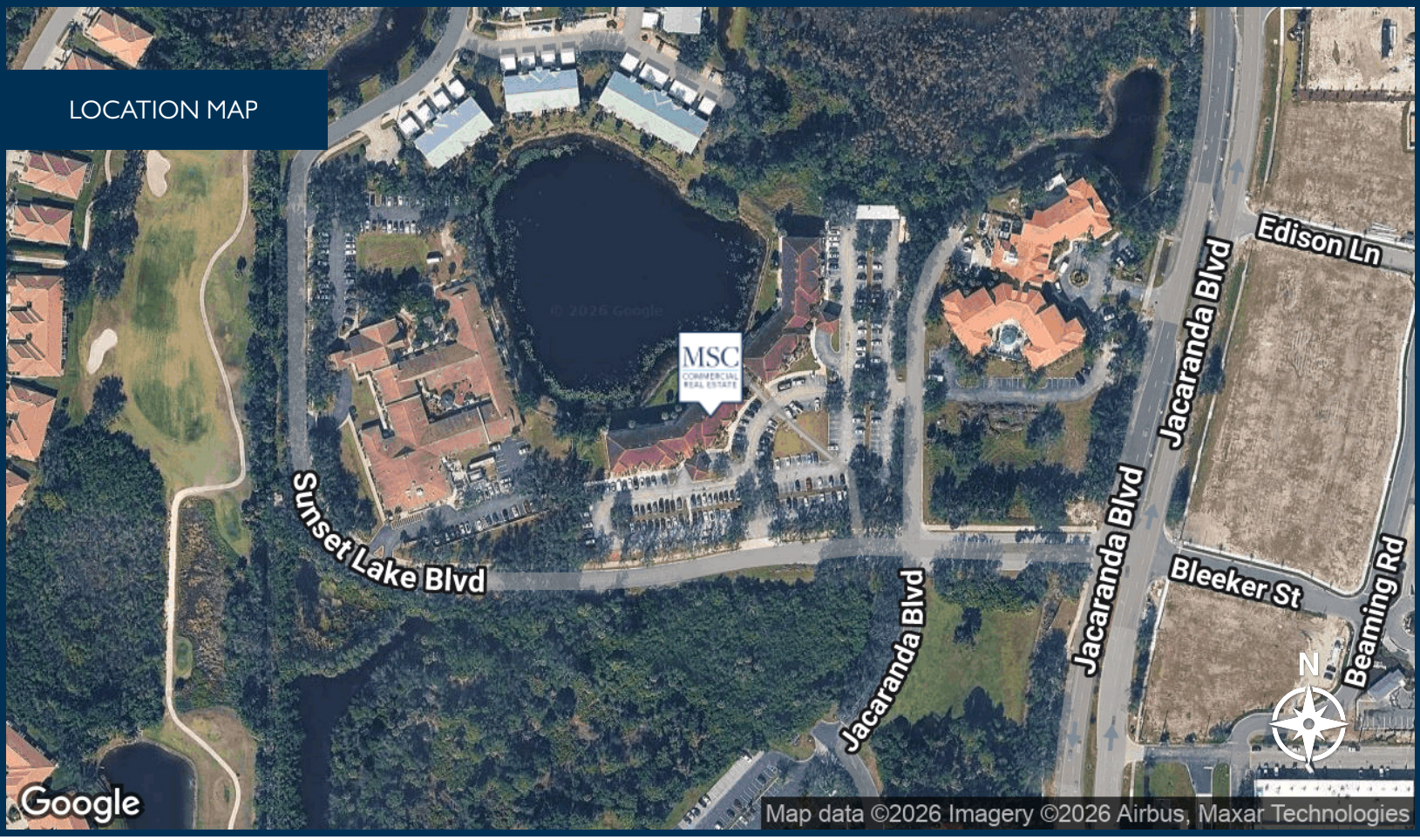
ADDITIONAL PHOTOS



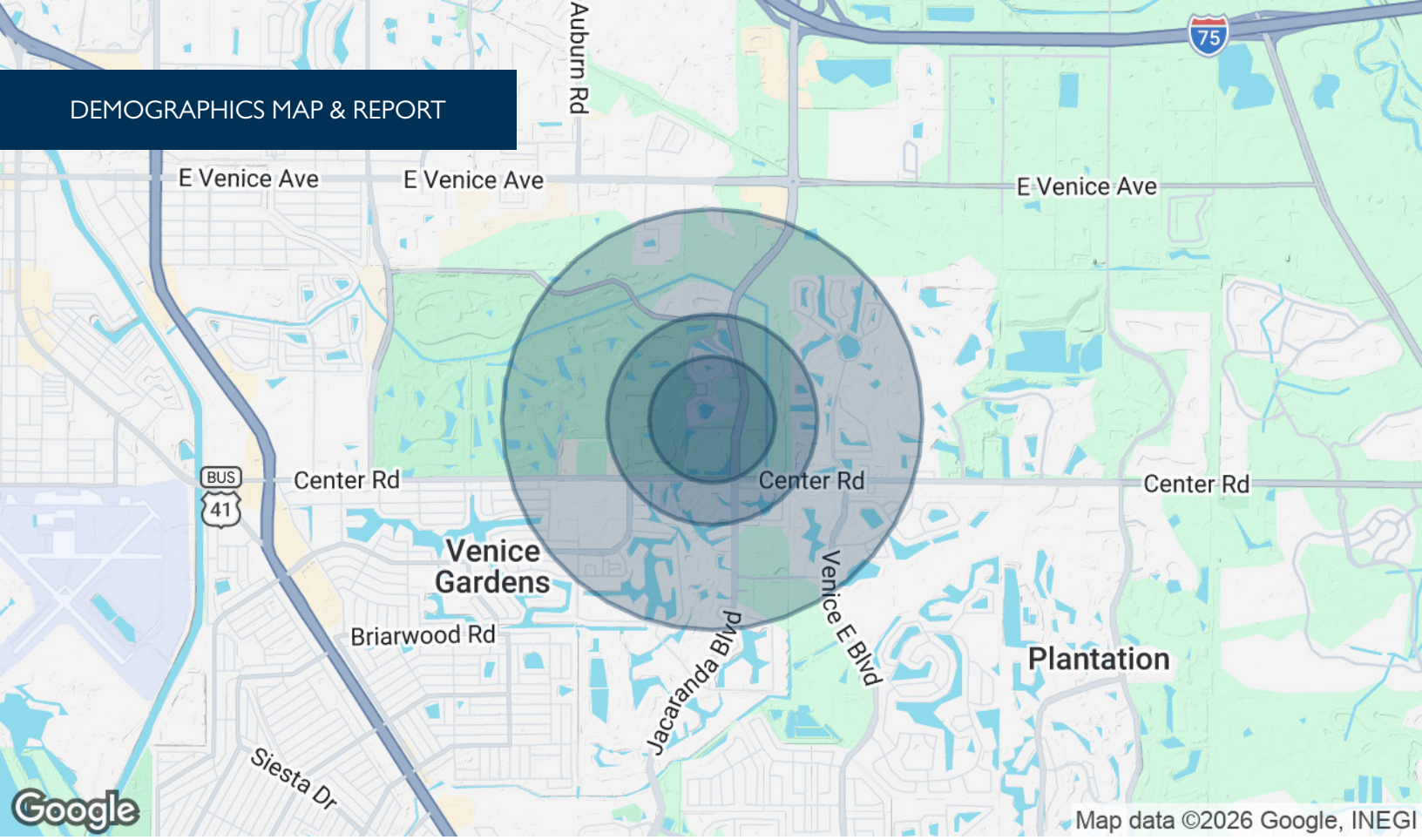
FLOOR PLAN


BUILDING CODE ANALYSIS
DRAWING INDEX
KEY PLAN
FLOOR PLAN
THIS PERMIT FOR INTERIOR COMPLETION ONLY. BUILDING SHELL IS EXISTING
100 North Washington Boulevard, Suite 301, Sarasota, Florida, 34236
George Palermo Architect, Inc.
SUNCOAST ORTHOPAEDIC SURGERY AND SPORTS MEDICINE
A-1

LOCATION MAP



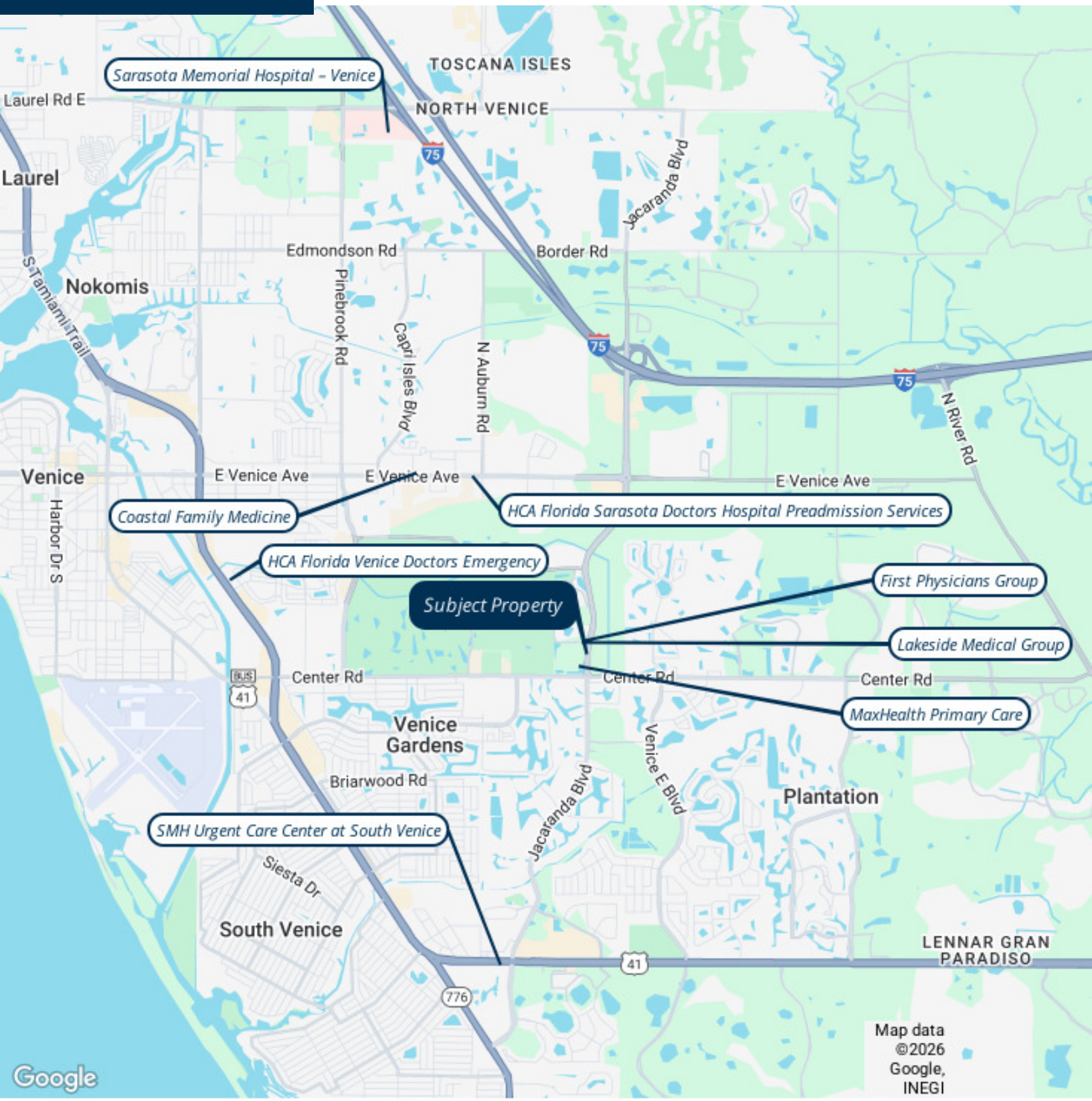
DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	544	1,819	6,164
Average Age	73	68	66
Average Age (Male)	71	67	65
Average Age (Female)	74	69	67
HOUSEHOLDS & INCOME	**0.3 MILES**	**0.5 MILES**	**1 MILE**
Total Households	259	917	3,167
# of Persons per HH	2.1	2	1.9
Average HH Income	$104,189	$105,251	$104,120
Average House Value	$400,690	$419,835	$427,407

Demographics data derived from AlphaMap

NEIGHBORHOOD MAP



MELINDA GARRETT

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PROFESSIONAL BACKGROUND

Melinda has been deeply rooted in the commercial real estate industry since 2012, driven by a profound passion for the business and a disciplined, analytical approach to the market. Her career reflects a rare combination of valuation expertise, strategic insight, and a commitment to helping clients make informed, high-impact real estate decisions.

Prior to joining Michael Saunders & Company, Melinda built a strong foundation as a commercial real estate appraisal consultant with a respected firm, collaborating closely with developers, investors, and lenders. This background provided her with an in-depth understanding of asset valuation, risk assessment, and market behavior across a wide range of commercial property types, giving her clients a distinct competitive advantage.

Melinda leverages this analytical foundation to deliver a strategic advantage at every stage of the transaction. Her focus is on clarity, protection of client interests, and maximizing value through informed positioning and decisive execution.

With comprehensive market knowledge throughout Sarasota and Manatee counties, Melinda remains closely attuned to evolving local market trends and investment dynamics. She offers forward-thinking guidance rooted in data, experience, and integrity—helping clients move confidently toward their real estate goals while driving long-term profitability and results.

MEMBERSHIPS

Realtor Association of Sarasota & Manatee Member (RASM)
Commercial Real Estate Alliance of RASM Member (CREA)
Board of Directors RASM CREA- 2025, 2026
Manatee Chamber of Commerce- Downtown Redevelopment Committee
Manatee Chamber of Commerce- Better Business Council
Sarasota Chamber of Commerce
MSC Foundation Council Member

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MSC Commercial in compliance with all applicable fair housing and equal opportunity laws.