

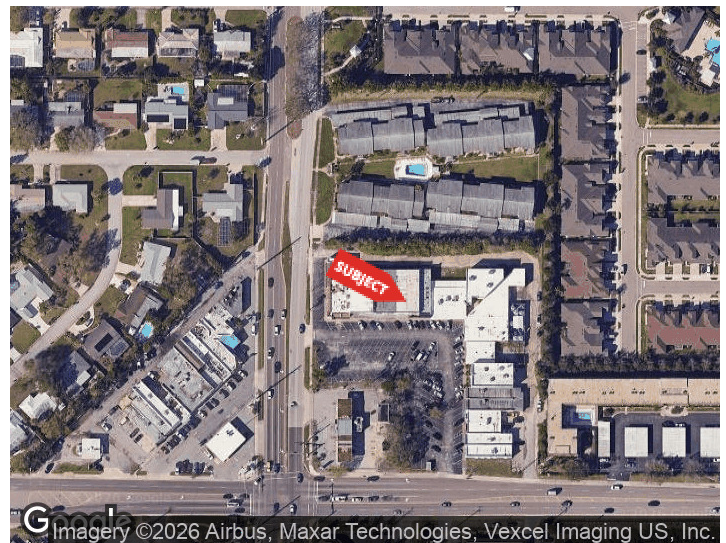


CLASS A MEDICAL OFFICE WITH INCOME-PRODUCING SECOND FLOOR SINCE 2017

3627 WEBBER ST
SARASOTA, FLORIDA 34232

PROPERTY HIGHLIGHTS

- ±2,918 SF Two-Story Building
- Turnkey Class A Office Buildout
- Three Exam/Treatment Rooms with Sinks
- Also Ideal for Engineers, Surveyors, Insurance Companies, etc.
- Private Exterior Entrance to Upper Level
- No Association Fees
- Owner-User or Investment Opportunity
- No HOA Fees



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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	716	1,696	5,643
Total Population	1,363	3,266	11,804
Average HH Income	\$106,344	\$102,393	\$97,956

For More Information

MARCIA CUTTLER

Agent/Associate
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SARASOTA, FL 34232



OFFERING SUMMARY

Sale Price:	\$699,000
Building Size:	2,918 SF
Lot Size:	2,517 SF
Number of Units:	2
Price / SF:	\$239.55
Year Built:	1982
Renovated:	1998
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3627 Webber St, Sarasota, FL

Property Type: Class A Medical Office with Second-Floor Office/Retail
Building Size: ±2,918 SF (±1,459 SF Per Floor)

Position your practice in this well-maintained, two-story commercial property offering a rare opportunity for medical professionals, healthcare providers, and owner-users seeking a Class A office environment with additional income potential. Located along Webber Street with CG zoning and no association fees, the property combines a turnkey medical buildout with a flexible second-floor suite that may continue generating rental income or be made available for owner occupancy.

First Floor – Class A Medical Office | ±1,459 SF

The first-floor medical office will be delivered vacant at closing, providing immediate occupancy for an owner-user. The turnkey medical buildout features a welcoming reception and waiting area, three treatment/exam rooms with sinks, a private office, kitchenette, two restrooms, and rear access. Ideal for medical, dental, aesthetics, wellness, therapy, or other professional healthcare users, this Class A space is ready for your practice.

Second Floor – Office/Retail Suite | ±1,459 SF

Accessible via a private exterior entrance, the second floor offers a spacious open-concept layout with a private restroom, making it suitable for a variety of office or retail uses. The upstairs space is occupied by a long-term tenant who has leased the suite since 2017 and is currently on a month-to-month lease. If the buyer does not require the second-floor space, the tenant has expressed interest in remaining, providing immediate rental income. Alternatively, the month-to-month lease offers flexibility for an owner-user who wishes to occupy the entire building.

This property is also well suited for engineers, surveyors, insurance agencies, accountants, attorneys, and other professional office users seeking a combination of private offices and open workspace.

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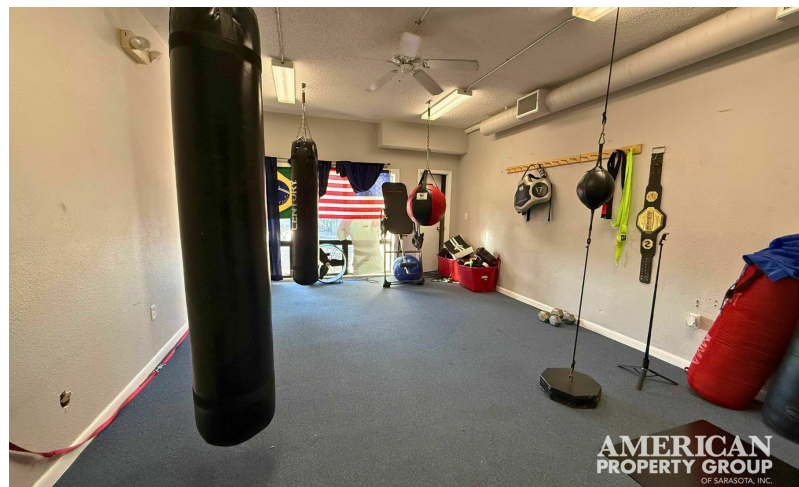
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Invest In America ... Buy Real Estate!

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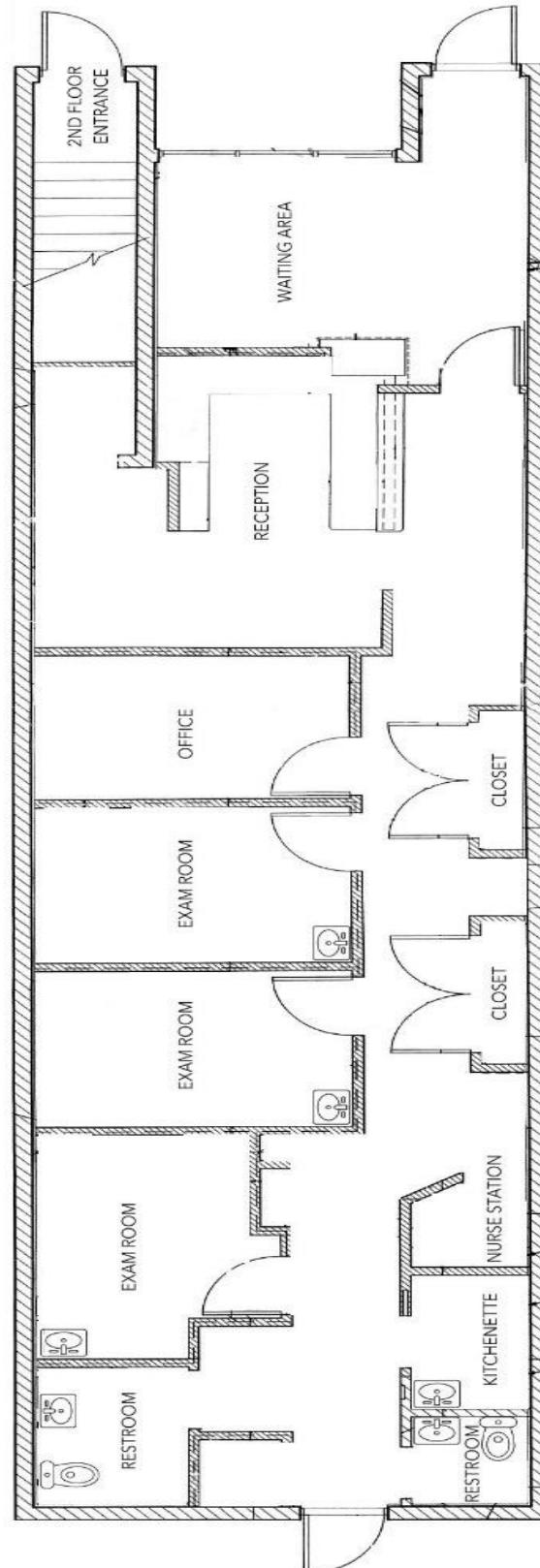
cuttler@verizon.net

3627 Webber St.
Sarasota, FL 34239

2 Story +/- 2918sf Total

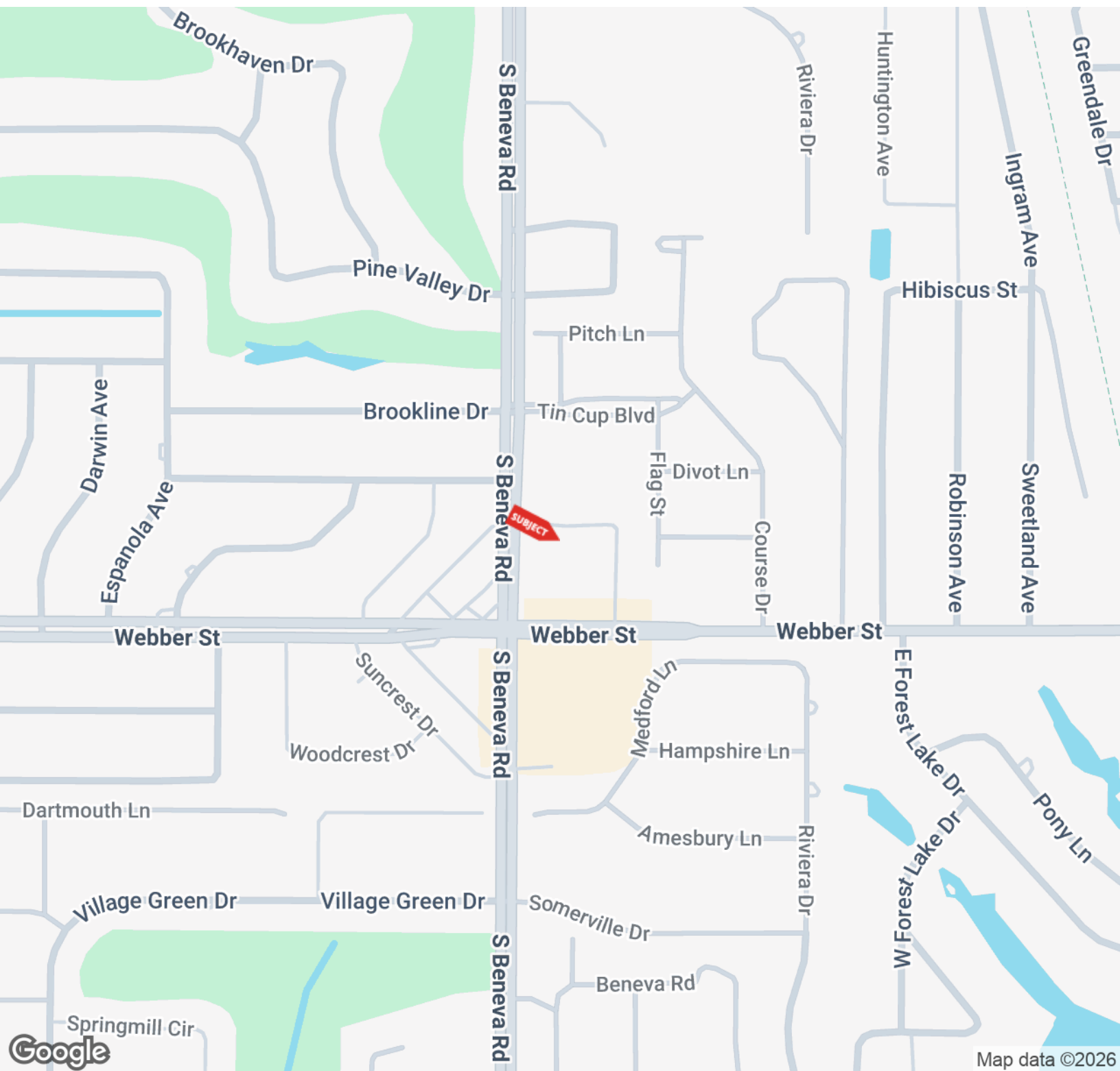
1st FLOOR WILL BE VACANT

2nd FLOOR IS LEASED SINCE 2017
TO A MARTIAL ARTS COMPANY.
(Value Add, Month to Month Tenant)



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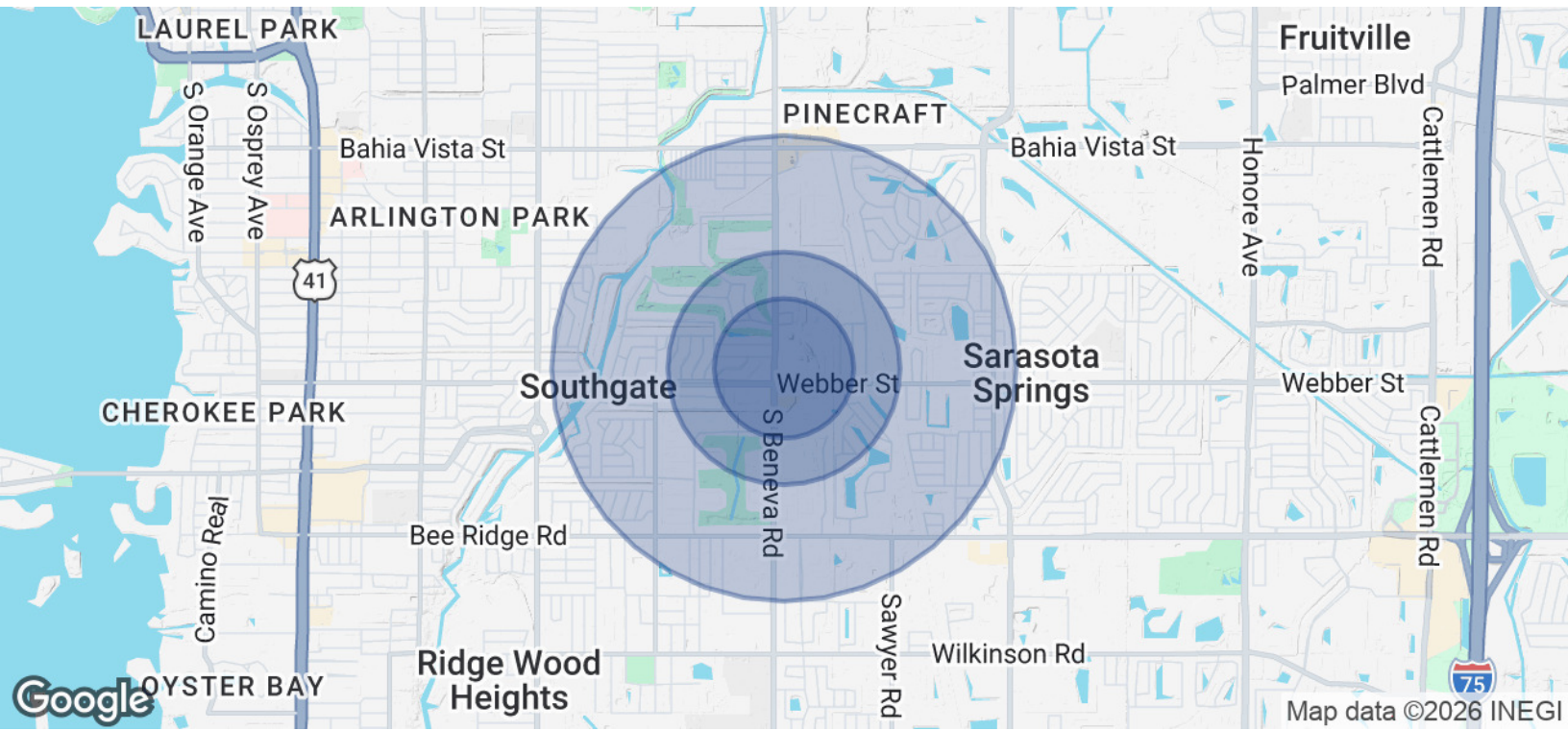


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,363	3,266	11,804
Average Age	54	54	50
Average Age (Male)	53	53	49
Average Age (Female)	55	54	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	716	1,696	5,643
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$106,344	\$102,393	\$97,956
Average House Value	\$376,864	\$364,750	\$358,749

2020 American Community Survey (ACS)

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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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