

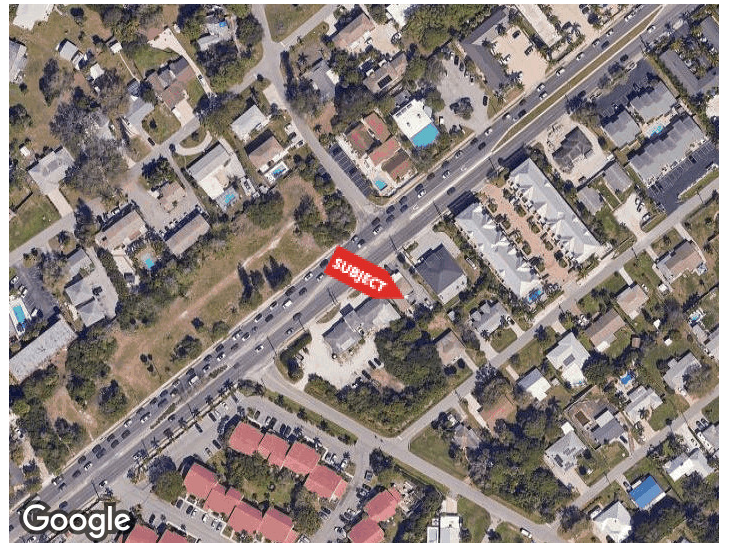


CLASS A LIVE/WORK PROPERTY NEAR SIESTA KEY

1670 STICKNEY POINT RD
SARASOTA, FLORIDA 34231

PROPERTY HIGHLIGHTS

- ±1,632 SF office and one-bedroom apartment
- Rare live/work or income-producing opportunity
- High-end renovation completed in 2023
- Contemporary Class A finishes with wood flooring and impact-rated windows
- Updated electrical and plumbing systems
- Beautifully landscaped private patio
- Close to US-41, Siesta Key, and its world-renowned beaches



For More Information

MARCIA CUTTLER

Agent/Associate

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SARASOTA, FL 34231



Sale Price	\$729,000
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OFFERING SUMMARY

Building Size:	1,632 SF
Lot Size:	6,660 SF
Price / SF:	\$446.69
Renovated:	2023
Zoning:	OPI
Market:	Sarasota
Submarket:	Osprey, Nokomis, and Venice

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1670 Stickney Point Rd, Sarasota, FL.

This extensively renovated office and apartment property offers a rare live/work opportunity near Siesta Key. Completely renovated by a high-end builder in 2023, the property features contemporary Class A interiors, wood flooring, impact-rated windows, multiple private offices, and acoustic soundproofing in two offices. Improvements also include updated electrical and plumbing systems.

The private one-bedroom apartment includes a washer and dryer and is complemented by a beautifully landscaped rear patio. Previously operated successfully as an Airbnb, it provides flexibility for an owner-user to live and work on-site, generate rental income, or accommodate visiting employees, clients, or guests.

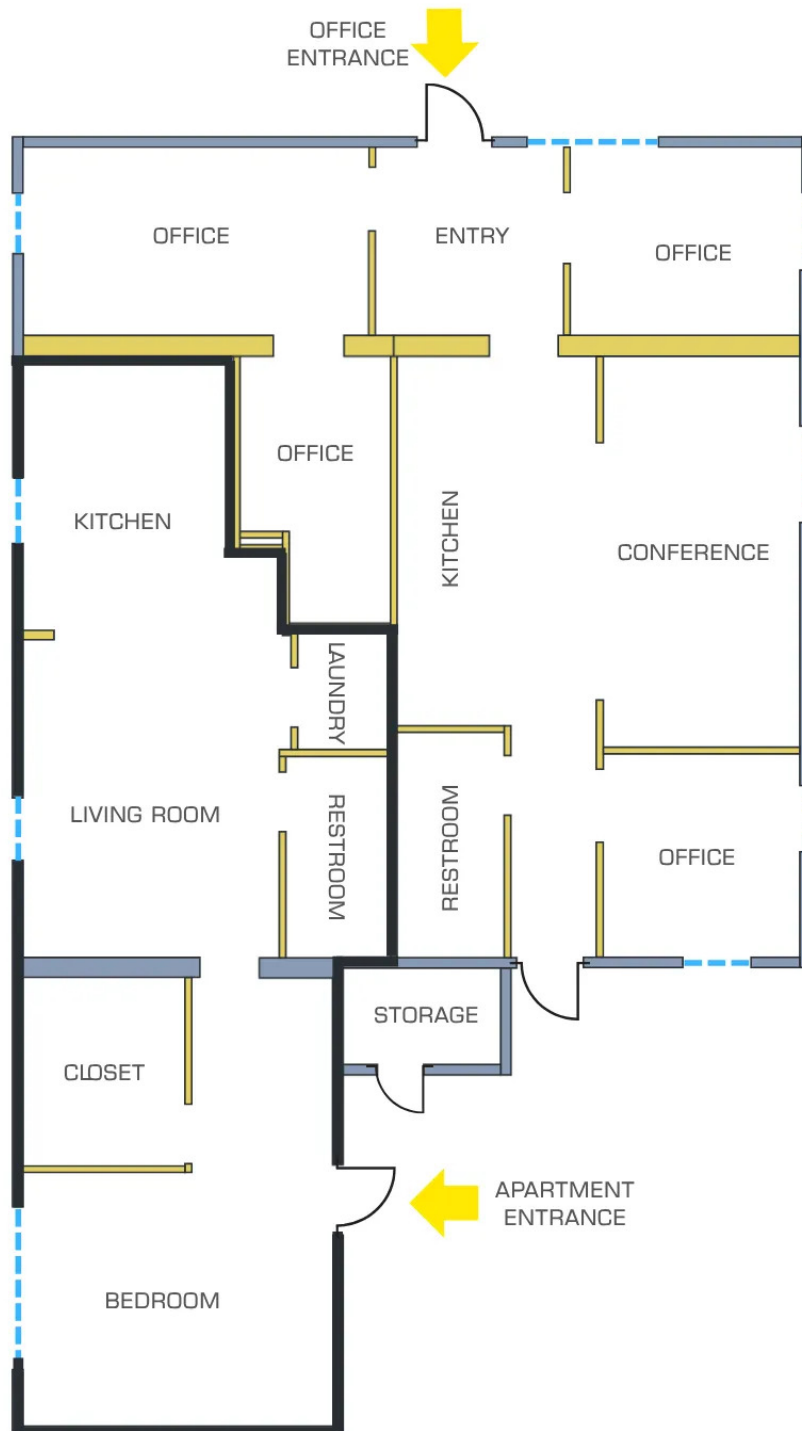
Ideally located between South Tamiami Trail and Midnight Pass Road, the property provides convenient access to Siesta Key, shopping, dining, and professional services. It is also approximately one-eighth of a mile from Benderson Development's new project near Stickney Point Road and South Tamiami Trail.

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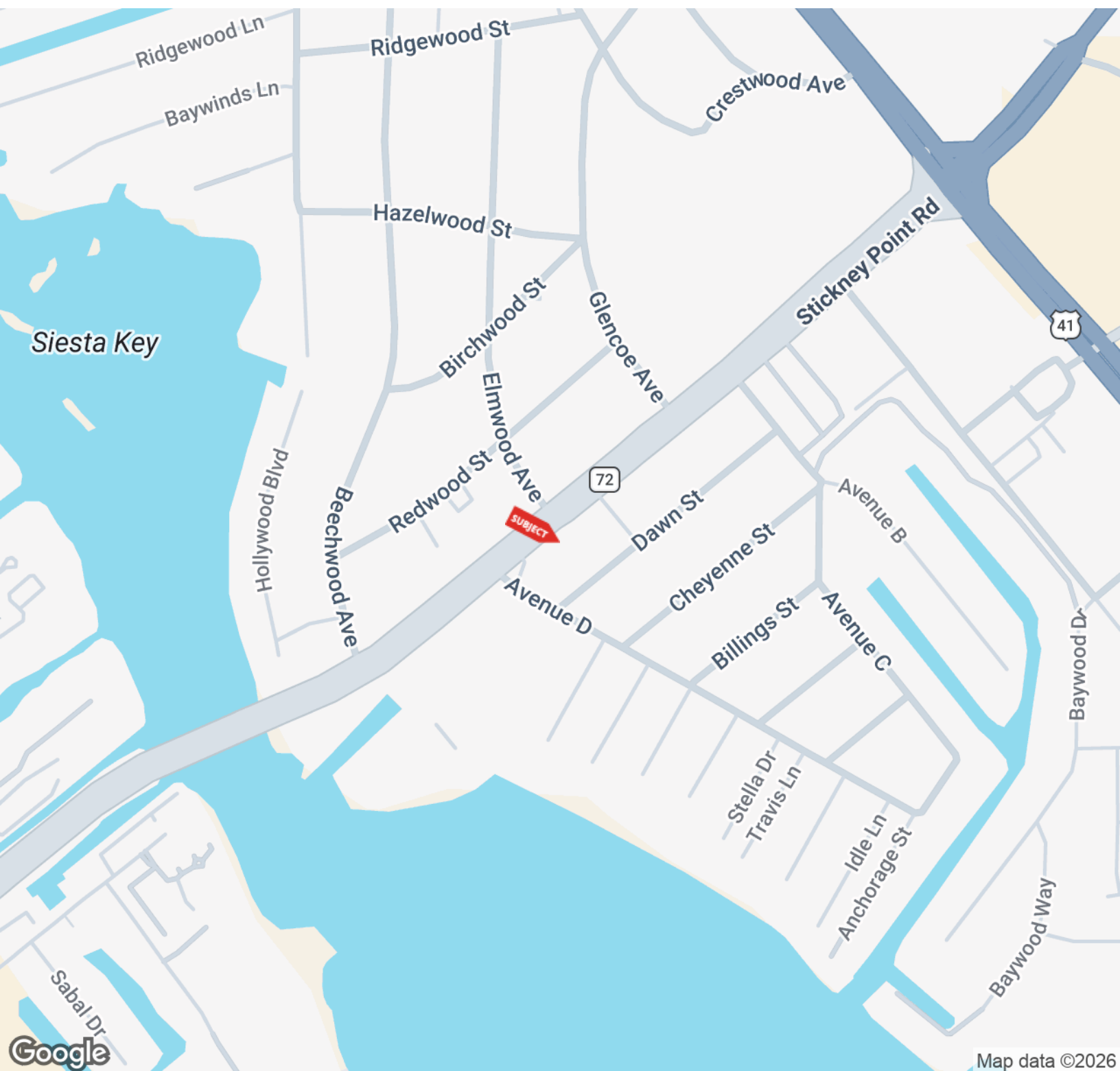
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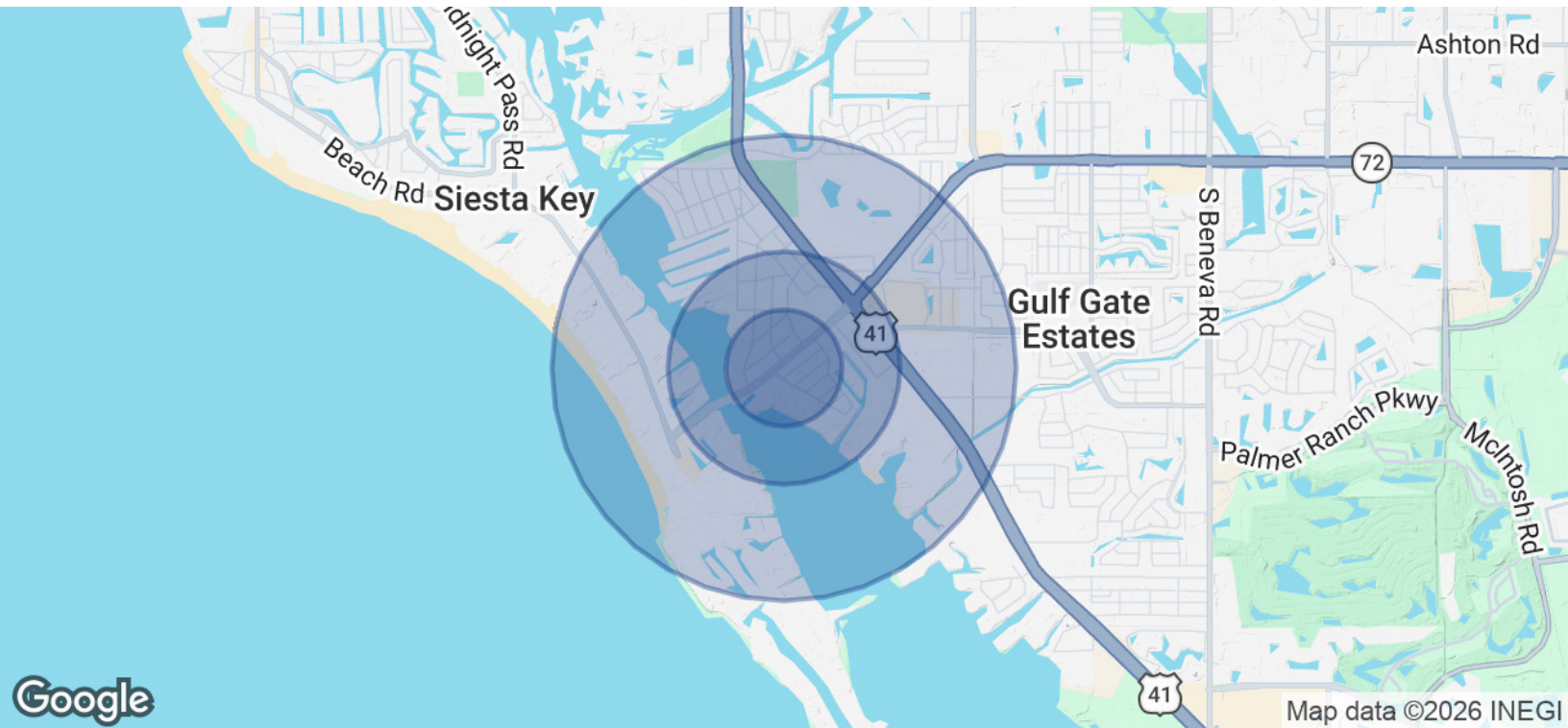


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	267	1,206	6,022
Average Age	57.2	58.5	57.3
Average Age (Male)	56.3	57.1	54.8
Average Age (Female)	58.0	59.4	59.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	119	598	3,054
# of Persons per HH	2.2	2.0	2.0
Average HH Income	\$125,167	\$132,807	\$130,050
Average House Value	\$436,124	\$490,167	\$571,582

2023 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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