

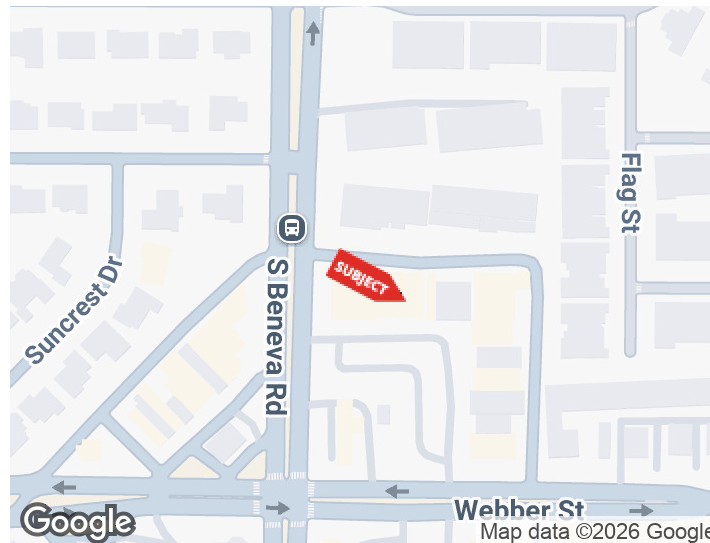


CLASS A OFFICE WITH POTENTIAL LIVE/WORK 2ND FLOOR

3627 WEBBER ST
SARASOTA, FLORIDA 34232

PROPERTY HIGHLIGHTS

- ±2,918 SF Two-Story Building
- CG - Commercial General Zoning
- Turnkey Class A Office Buildout Downstairs
- 4-5 Offices with 3 Sinks
- Ideal for Engineers, Surveyors, Insurance Companies, etc.
- Private Exterior Entrance to Tenant's Upper Level
- Owner-User or Investment Opportunity
- No HOA Fees



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

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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 Office with Second-Floor Office/Retail/Apartment
Building Size: ±2,918 SF (±1,459 SF Per Floor)

First Floor - will be delivered vacant at closing providing immediate occupancy for an owner-user. This very clean office features a welcoming reception/waiting area, 4-5 offices (3 with sinks), 2 bathrooms, a kitchenette, and a rear entrance. Ideal for any professional use.

Second Floor - Sarasota County says this 2nd floor space can be an Apartment. The open Floor Plan, with a bathroom, is currently leased month to month since 2017. If Buyer does not need the space and/or is not renovating as a apartment, Tenant has expressed an interest in remaining.

This Property is well suited for Engineers, Surveyors, Insurance Agencies, Accountants, Medical/Dentist/Health Care Providers, Estheticians, Spas, others seeking a combination of private offices and an open workspace, and is also a Live-Work opportunity.

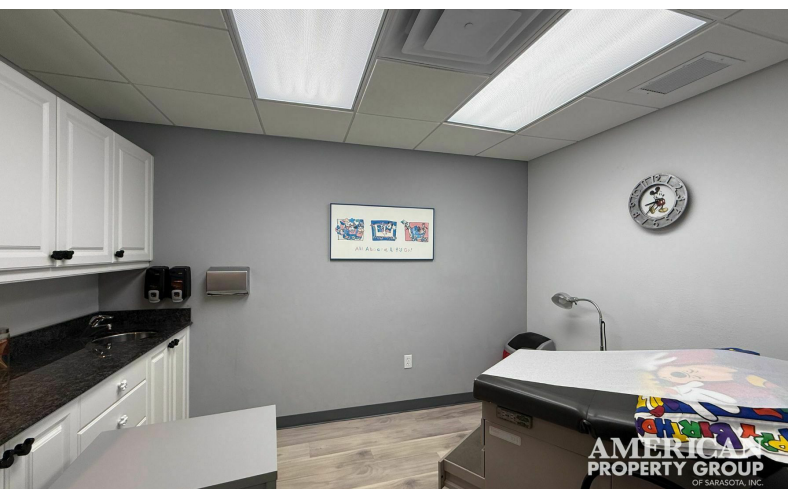
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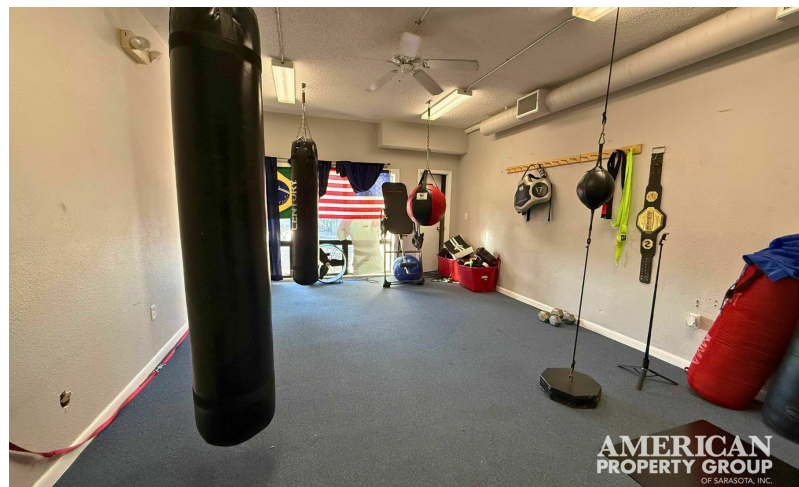
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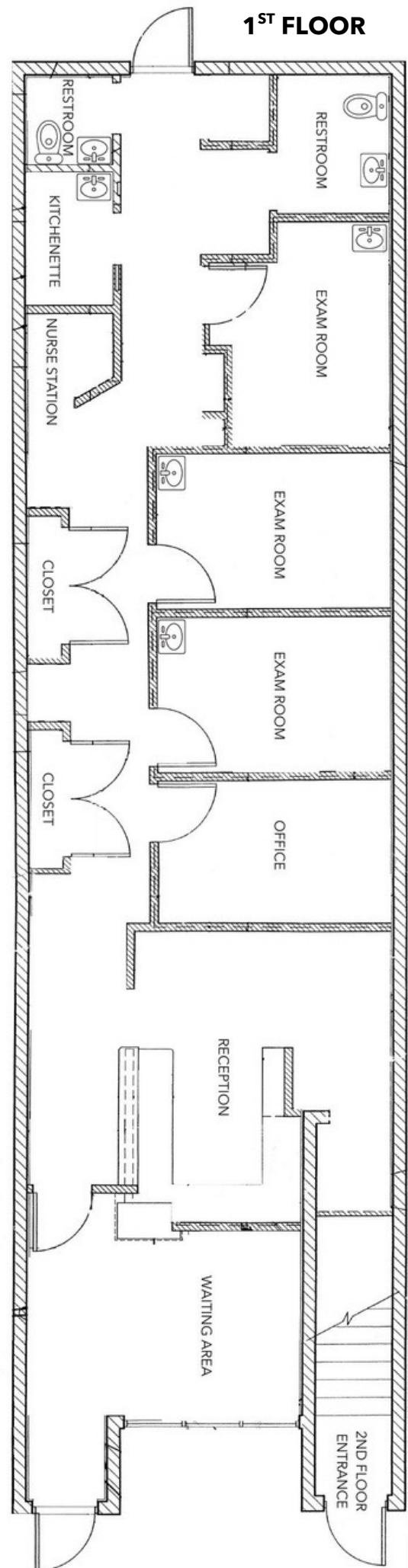
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**3627 WEBBER ST
SARASOTA, FL 34239**

**2 STORY COMMERCIAL CONDO
+/- 2,918 SF TOTAL**

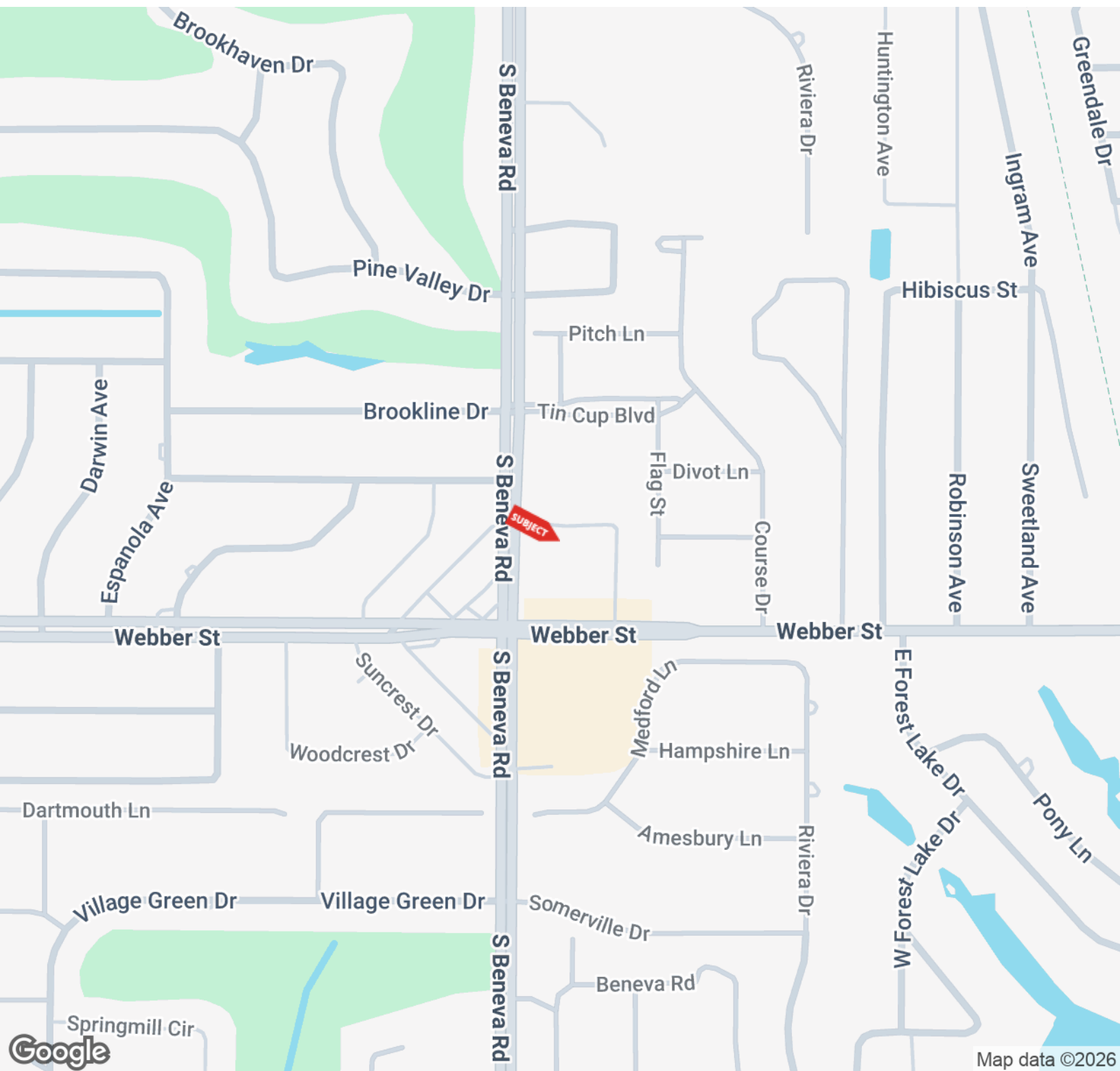
1ST Floor will be vacant

2nd Floor leased since 2017 to martial arts company
(Value add, Month to Month Tenant)



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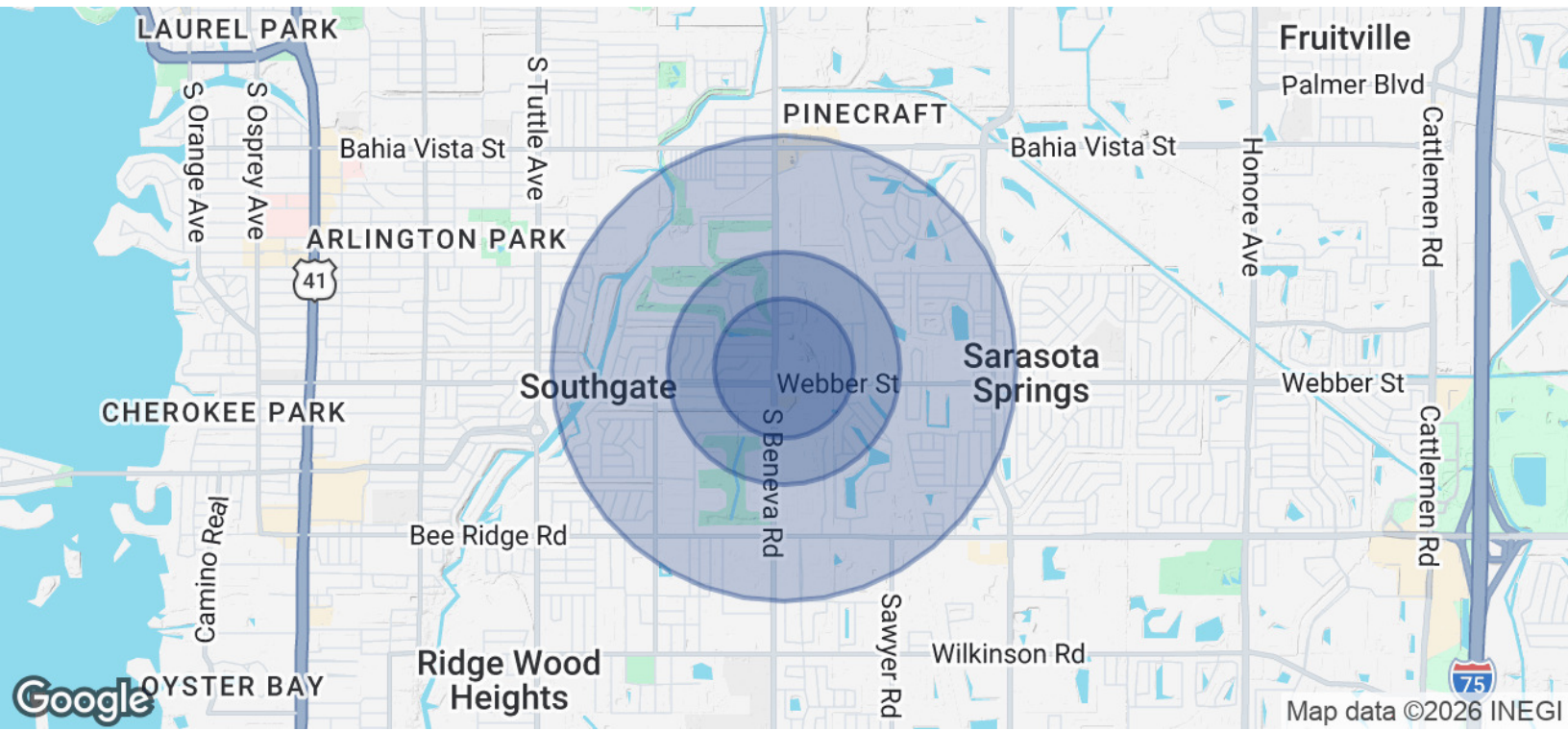


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,363	3,266	11,804
Average Age	54	54	50
Average Age (Male)	53	53	49
Average Age (Female)	55	54	51

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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