

FOR SALE

29,446 GF PROFESSIONAL/MEDICAL OFFICE BUILDING

Re-Development Opportunity

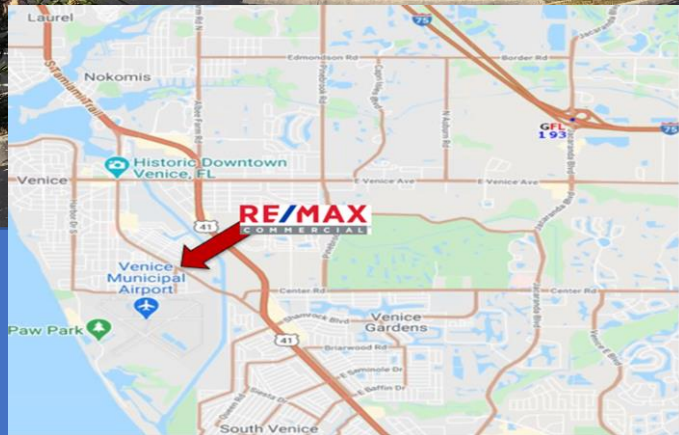
1101 S. Tamiami Trail

Venice FL 34285

Recent Mix Use Zoning Change on July 12, 2022, allowing for retail, multi family and a variety of others uses

Offering Price

\$2,999,000.00 (101.54 PSF)



Daniel Nelson
Licensed Broker Realtor
Investment Broker
RE/MAX COMMERCIAL
813-323-3353 | Direct
Daniel@RemaxCommercialRealty.net



Commercial Real Estate Division
RE/MAX REALTEC GROUP LLC
4175 Woodlands Pkwy.
Palm Harbor, FL 34685

PROPERTY OVERVIEW

PROPERTY ADDRESS	1101 S. Tamiami Trail, Venice Florida 34285
TAX DISTRICT	City of Venice, Sarasota County
SUBMARKET	City of Venice
PARCEL ID	0430080007
PARCEL SIZE	3.51 Acres
ZONING	CN – Commercial Neighborhood
FUTURE LAND USE	Mixed Use
BUILDING SIZE	29,445 GSF
YEAR BUILT	1986
CONSTRUCTION	Masonry
TYPICAL FLOOR	19,365 SF
% LEASED	75%
PARKING	174
ACCESS	Full Cut on US 41 (S. Tamiami Trail)
VACANT LAND	.61 Aces
EVACUATION ZONE	Zone D
FLOOD ZONE	Zone AE
OFFERING PRICE	2,999,000 (101.54 PSF)



FOUNTAIN SQUARE OFFICE BUILDING – 1101 S. TAMIAMI TRAIL, VENICE FL 34285

PROPERTY PHOTOS



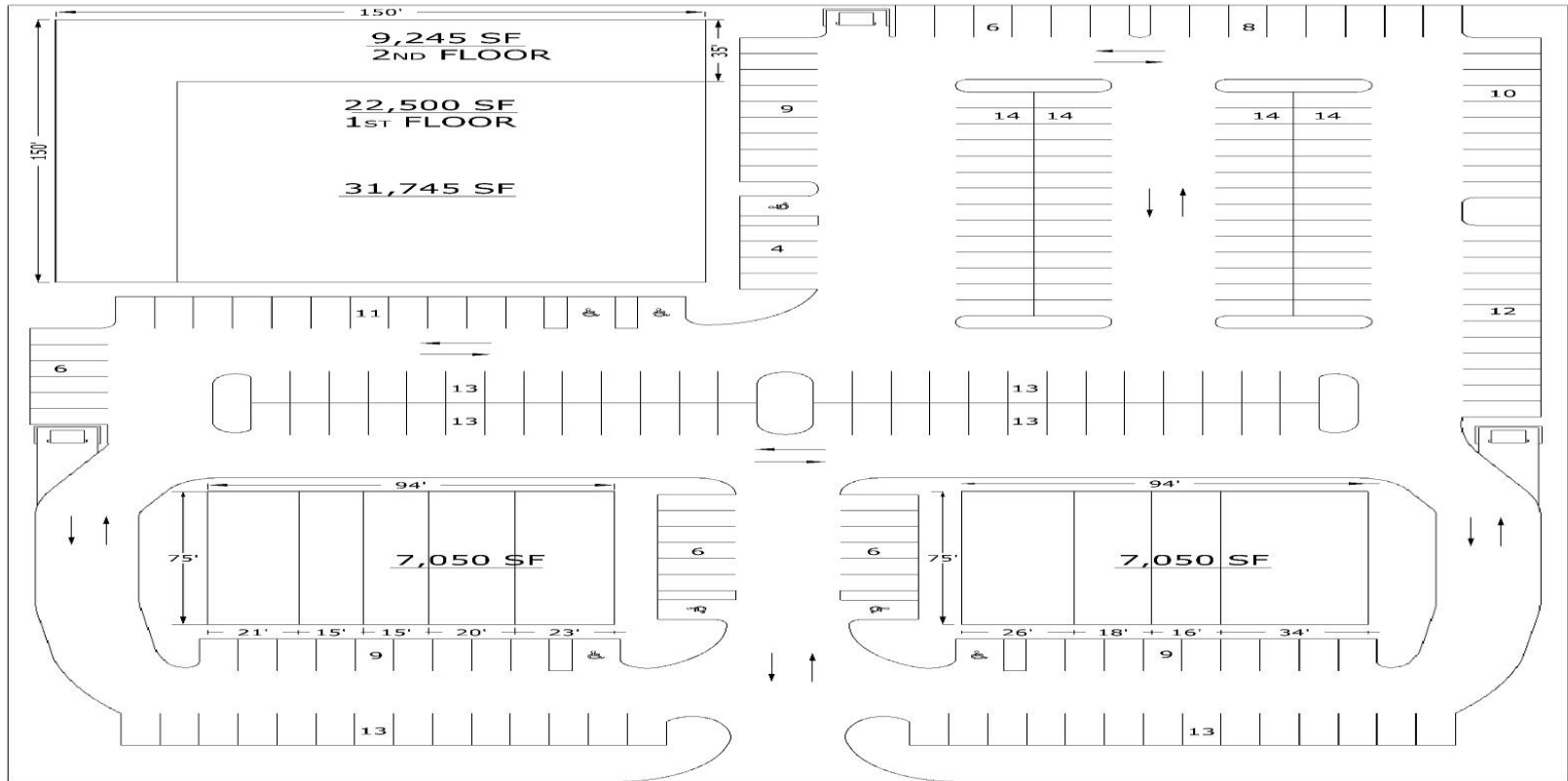
FOUNTAIN SQUARE OFFICE BUILDING – 1101 S. TAMIAMI TRAIL, VENICE FL 34285

RE-DEVELOPMENT OPTIONS



FOUNTAIN SQUARE OFFICE BUILDING – 1101 S. TAMIAMI TRAIL, VENICE FL 34285

RE-DEVELOPMENT OPTIONS



Land - 3.61 Acres
 Building- 46,745 SF
 Parking - 230 Spaces
 7 ADA Spaces
 237 Total or 5.07 spaces per 1000
 Dumpster Locations - 3
 Stormwater Retention Existing

RE-DEVELOPMENT OPTIONS



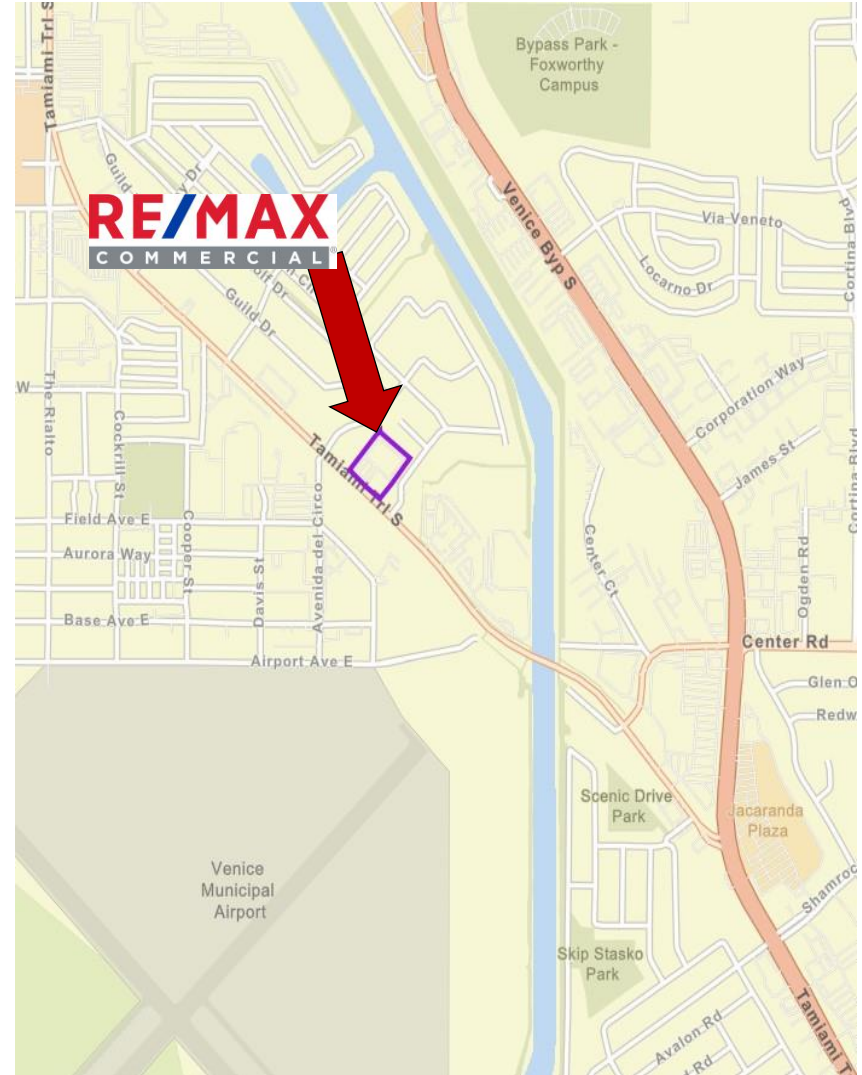
FOUNTAIN SQUARE OFFICE BUILDING – 1101 S. TAMIAMI TRAIL, VENICE FL 34285

RE-DEVELOPMENT OPTIONS



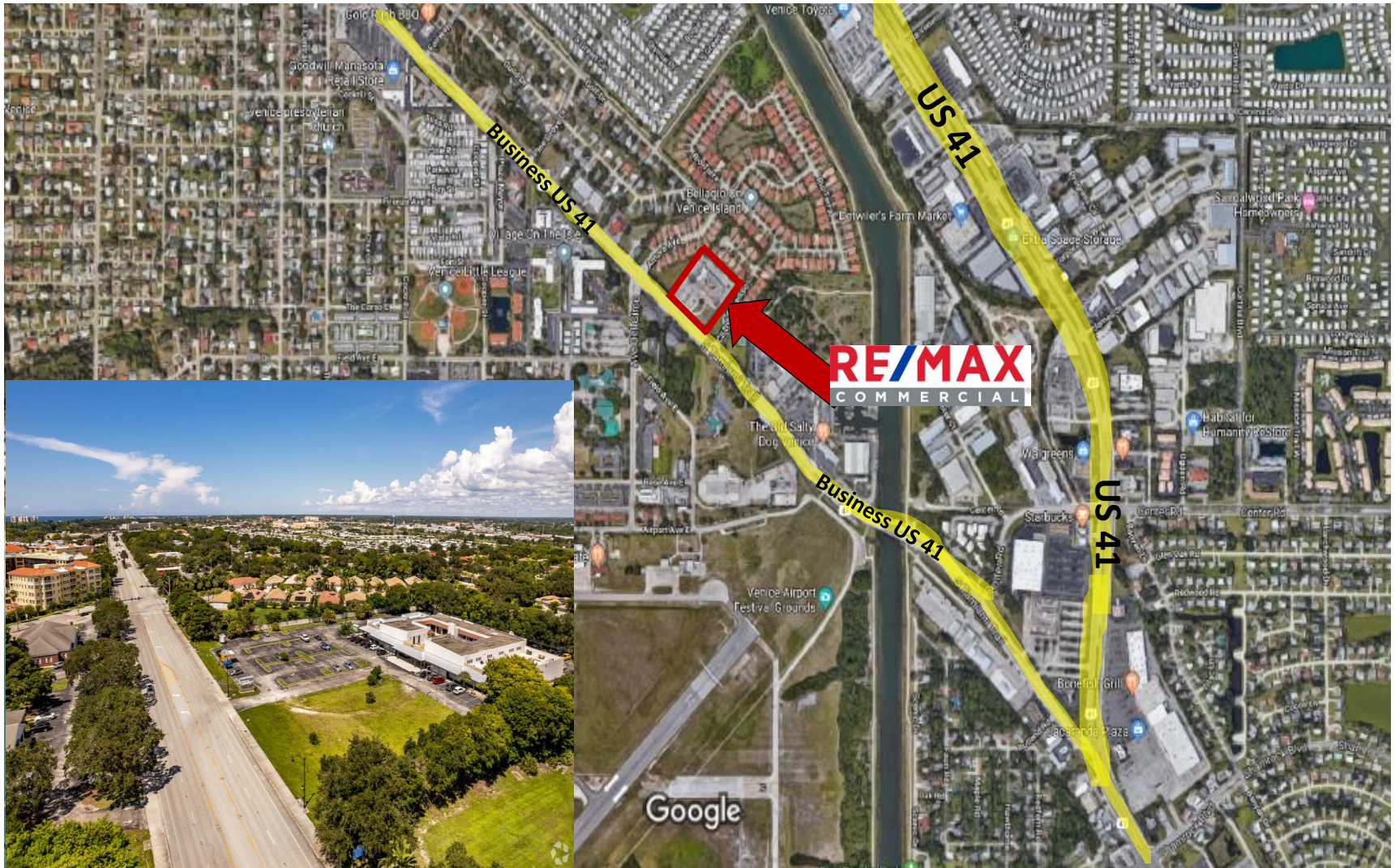
FOUNTAIN SQUARE OFFICE BUILDING – 1101 S. TAMIAMI TRAIL, VENICE FL 34285

LOCATION MAPS



FOUNTAIN SQUARE OFFICE BUILDING – 1101 S. TAMIAMI TRAIL, VENICE FL 34285

AERIAL



FOUNTAIN SQUARE OFFICE BUILDING – 1101 S. TAMIAMI TRAIL, VENICE FL 34285

CONTACTS



PROPERTY VIDEO LINK

https://video.wixstatic.com/video/e0a669_c9b256afdc8a44209da7f52992b0dc84/1080p/mp4/file.mp4

Daniel Nelson
Licensed Broker Realtor
Investment Broker
RE/MAX COMMERCIAL
813-323-3353 | Direct
Daniel@RemaxCommercialRealty.net



Commercial Real Estate Division
RE/MAX REALTEC GROUP LLC
4175 Woodlands Pkwy.
Palm Harbor, FL 34685

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property. All financial projections and information are provided for general reference purposes only. Neither the Owner or REMAX Realtec Group, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.