



ADDRESS

601 Quay Commons
Sarasota, FL 34236

PROPERTY FEATURES

- Iconic and Historic
- Built in 1926
- Meticulously rehabilitated by the current owner.
- Downtown Bayfront (DTB) zoning allows for multiple uses

	1 Mile	3 Miles	5 Miles
Total Households:	3,999	23,543	56,646
Total Population:	7,855	54,326	129,440
Average HH Income:	\$86,167	\$71,309	\$69,985

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

LEE DELIETO JR., P.A.
Broker Associate
941.323.0060
leedelietojr@michaelsaunders.com

LEON DELIETO SR., P.A.
Broker Associate
941.321.5803
leedelieto@michaelsaunders.com

WILL MARTIN

Commercial Advisor
941.302.9990
willmartin@michaelsaunders.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$12,500,000
Building Size:	20,605 SF
Available SF:	
Lot Size:	
Price / SF:	\$606.65
Year Built:	1926
Renovated:	2020
Zoning:	DTB - Downtown Bayfront
Market:	Sarasota Manatee North Port
Submarket:	Downtown Sarasota

PROPERTY OVERVIEW

This is The historic and iconic free-standing building in the City of Sarasota known as the Belle Haven.

Since its completion in 1926, it has been an inn, an apartment building, and an office building. Many Sarasotans still residing in the area have called this beautiful building their home or place of work.

The building has been meticulously rehabilitated to its current condition to pass along to the next fortunate owner.

With its Downtown Bayfront zoning (DTB), the building affords the buyer the ability to use it as another hotel, professional office, multifamily residential, restaurant, retail, mixed use, or even a private residence.

Please call, text or email us for more information or a personal tour.

LOCATION OVERVIEW

Located in the center of the Quay development site flanked by the Ritz Residences and the Hyatt Hotel. Access is via the Fruitville Rd roundabout from the south or Blvd of the Arts from the north.

**Michael Saunders
& Company**
LICENSED REAL ESTATE BROKER

TCN
WORLDWIDE
REAL ESTATE SERVICES

100 S WASHINGTON BLVD
Sarasota, FL, 34236
941.957.3730 | MSCcommercial.com

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ADDITIONAL PHOTOS



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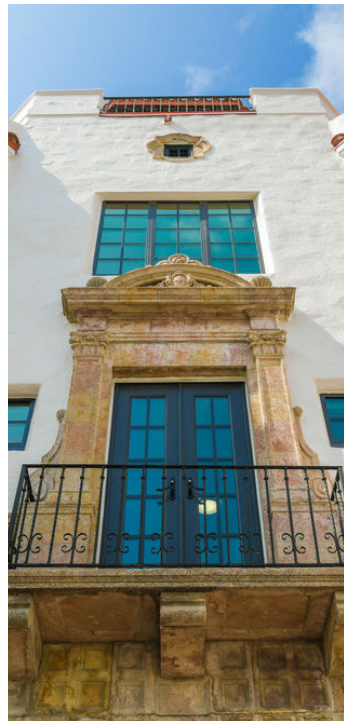
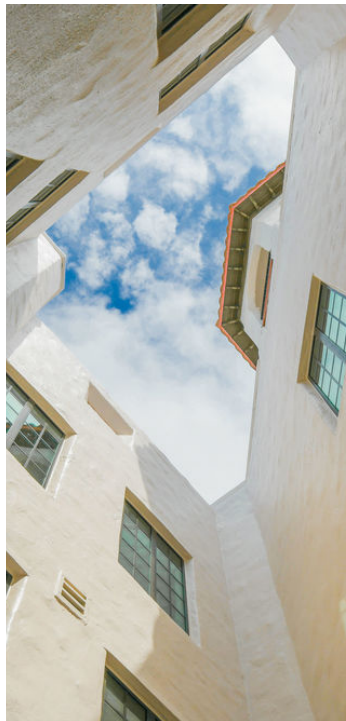
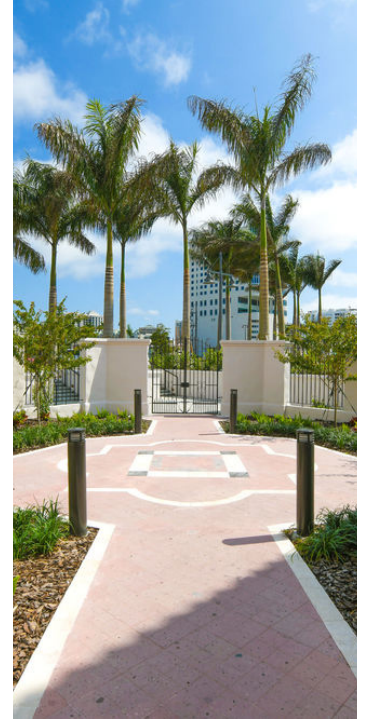
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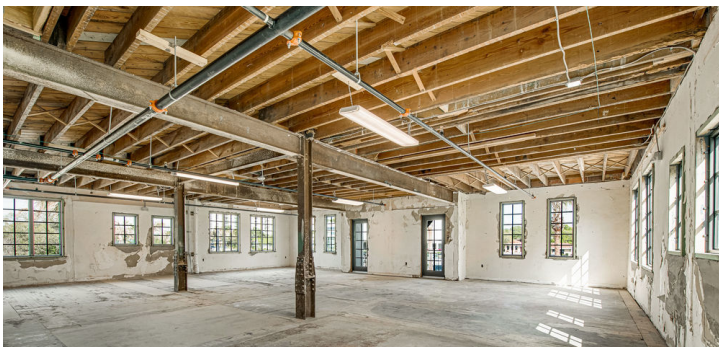
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LOCATION MAPS



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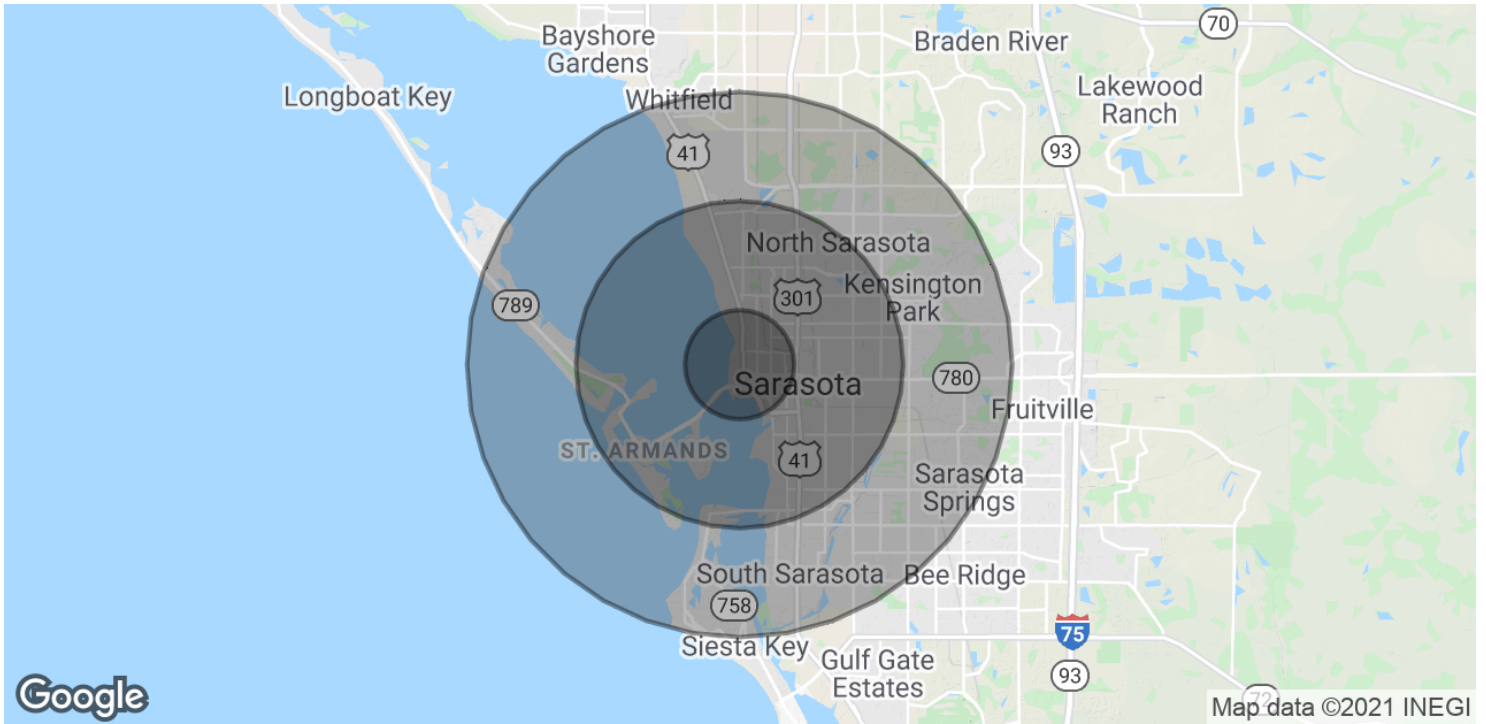
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,855	54,326	129,440
Average age	49.2	43.6	45.9
Average age (Male)	46.4	41.8	44.4
Average age (Female)	52.3	45.9	47.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,999	23,543	56,646
# of persons per HH	2.0	2.3	2.3
Average HH income	\$86,167	\$71,309	\$69,985
Average house value	\$444,638	\$403,511	\$320,283

* Demographic data derived from 2010 US Census

BIOGRAPHY I

LEE DELIETO JR., P.A.

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100 S Washington Blvd
Sarasota, FL 34236
T 941.323.0060
C 941.323.0060
leedelietojr@michaelsaunders.com
FL #BK702292

PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 15+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr currently sits on the board as a community member for the Sarasota School of Arts and Sciences (SSA+S). As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valerie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.



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