



FOR SALE

Mixed Use | Street Retail

Live, Work, Play In Gulf Gate!

6539 Gateway Ave, Sarasota, FL 34231



100 S WASHINGTON BLVD | SARASOTA, FL | 941.957.3730

PRESENTED BY:

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OFFERING SUMMARY

Sale Price:	\$859,000
Lot Size:	0.1 Acres
Year Built:	1971
Building Size:	3,758
Renovated:	2016
Zoning:	CG
Market:	Sarasota/Manatee
Submarket:	Gulf Gate
Price / SF:	\$228.58

PROPERTY OVERVIEW

Welcome to Gulf Gate! 6539 Gateway Avenue is a fully renovated 4-Plex mixed use building in the heart of busy Gulf Gate. The ground floor tenants are a mix of Hair Salon and a Tattoo Shop. There are two nicely renovated apartments on the 2nd floor with private walk up access. Walk to everything nearby! Siesta Key beach is less than a mile away. This is a strong investment opportunity!

PROPERTY HIGHLIGHTS

- Fully renovated
- Strong tenant base
- Mixed use
- Concrete block construction
- Surrounded by Retail, Restaurants, Nightlife and Residential
- Well established tenant base



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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Hair Salon	1	1,000	\$14,400	26.61	\$14.40
Tattoo Shop	2	1,000	\$15,000	26.61	\$15.00
Apartment 1	3	900	\$14,400	23.95	\$16.00
Apartment 2	4	900	\$13,194	23.95	\$14.66
Totals/Averages		3,800	\$56,994		\$15.00



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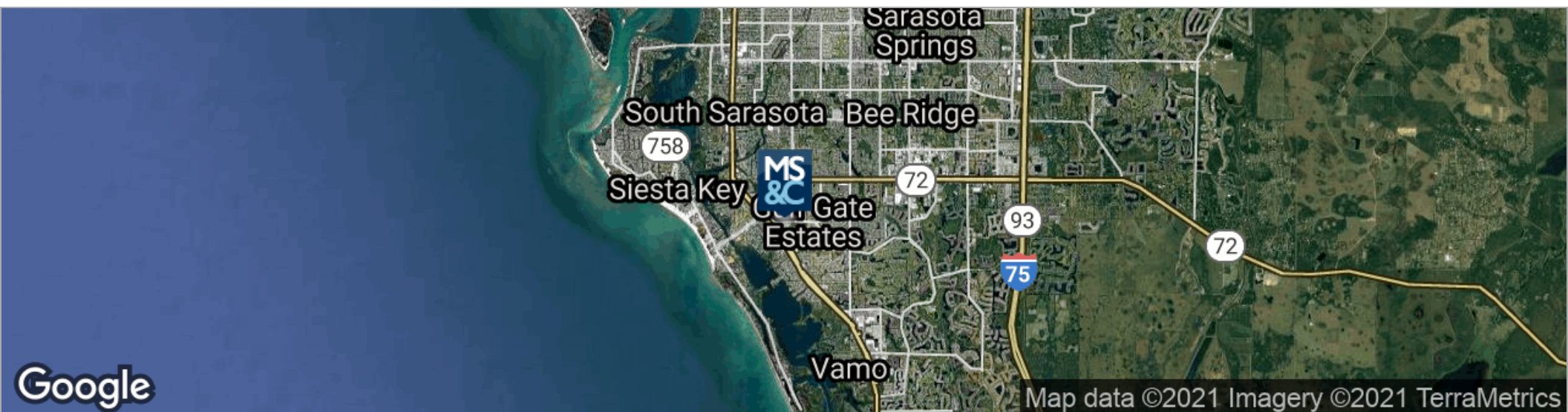
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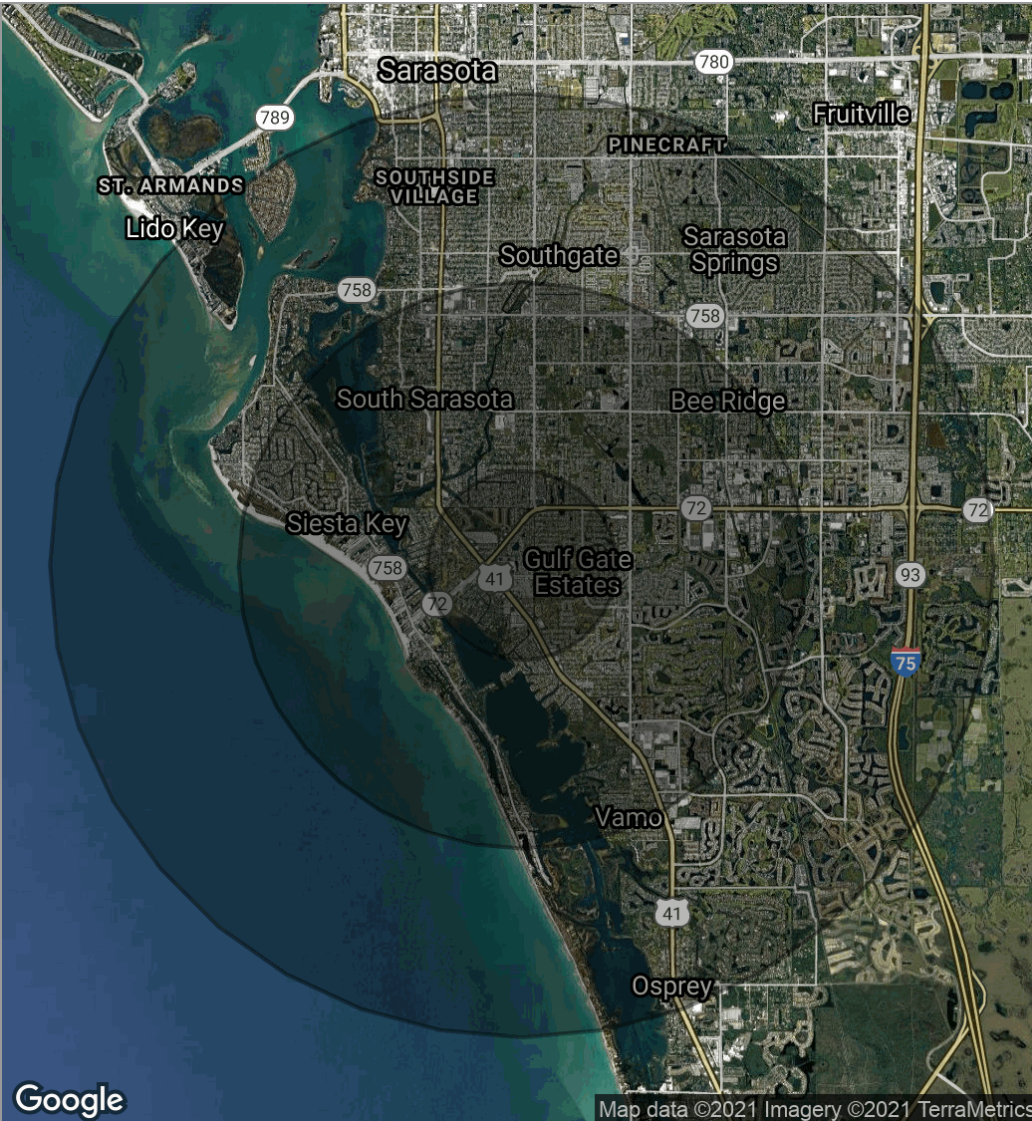
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,331	54,085	121,059
Median age	51.7	52.5	52.0
Median age (male)	48.1	51.4	50.5
Median age (Female)	53.0	53.1	53.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,635	25,874	56,243
# of persons per HH	2.0	2.1	2.2
Average HH income	\$57,436	\$76,092	\$76,339
Average house value	\$247,022	\$334,839	\$334,360

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

As a United States Marine, Ben, learned the value of honor, courage and commitment early in life and these core values have translated into all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his relationships that go beyond simply “doing the deal”.

In addition to his service in the military, Ben has enjoyed positions and excelled in several of Sarasota’s top firms. The Ritz Carlton, PGA Fed-Ex Tour Sponsorship sales and SRQ Magazine are where he learned and polished the fundamentals of customer service and the art of the sale. His easy going yet professional approach to the clientele he works with creates a sense of confidence that translates into continued business and a mutually beneficial relationship.

Travel, friends, volunteering, golf, beaches and musical entertainment are a few of his favorite pastimes.

MSC Commercial
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