



Michael Saunders & Company

Commercial
LICENSED REAL ESTATE BROKER

5,750 SQ. FT. INDUSTRIAL BUILDING ON 1.23-ACRES



6751 26TH COURT EAST

SARASOTA, FLORIDA

SALE \$300,000

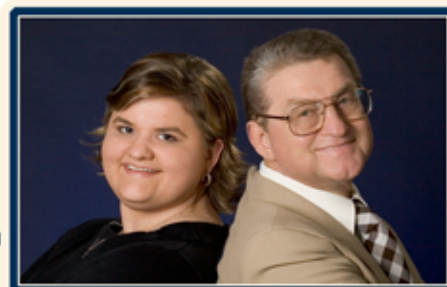
ALL PROPERTIES ARE FEATURED AT

WWW.SARASOTA-INDUSTRIAL.COM

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SPECIALIZING IN INDUSTRIAL & COMMERCIAL PROPERTIES

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32 NORTH OSPREY AVENUE • SARASOTA, FL 34236

Property Information Sheet

6751 26th. Court East
Sarasota

Square Feet: 5,750

Sq. Ft. Office: 1,500

Sq. Ft. Shop: 4,250

Land Size: 1.23 Acres (53,578 sq. ft.)

Zoning: H-M

Year Built: 1973

Electrical (Phase): Single

Amps - Volts: 200 - 110/220

Ceiling Height: 18'

Overhead Doors: 1

Loading Dock: No

Fire Sprinklers: No

Parking: 30+

Taxes: \$3,925.98

Occupancy: At Closing.

Industrial Park: Penn-Mar Industrial

\$300,000.00

Sales Price

\$52.17

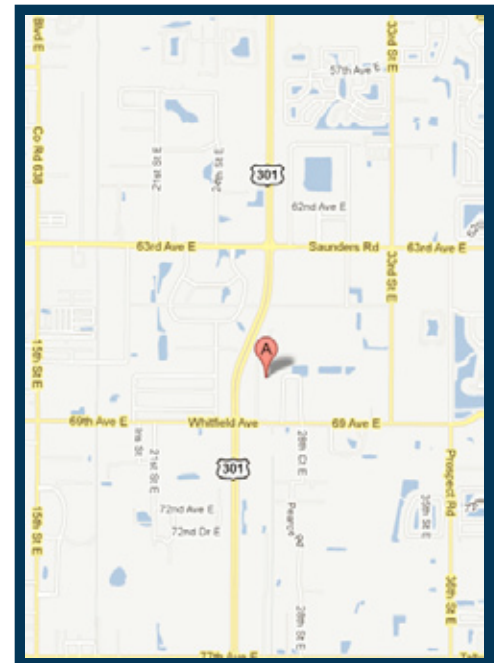
Per Sq. Ft.

\$0.00

Lease Rate

\$0.00

Per Sq. Ft.



Clean 5,750 sq. ft. industrial building on a 1.23-acre fenced and shelled site. Building features 2-story 1,500 sq. ft. office and engineering area in front and an open warehouse/shop area in back. Building was re-roofed in 2007. Ideal for contractor, maintenance, auto or equipment repair company needing plenty of outside parking or storage area. Owner is responsible for connecting to sewer before closing.

Adjacent 1-acre site is also available for \$110,000. Call for details.

Call Bob or Roberta Kolton at 941.957.3730 for more information.

THE INFORMATION CONTAINED HEREIN PRESENTED IS BELIEVED TO BE FACTUAL TO THE BEST OF OUR KNOWLEDGE BUT SHOULD NOT BE CONSTRUED TO BE WARRANTED BY MICHAEL SAUNDERS AND COMPANY.



1ST FLOOR, RECEPTION AREA



1ST FLOOR, PRIVATE OFFICE



2ND FLOOR, WORK AREA



2ND FLOOR, PRIVATE OFFICE



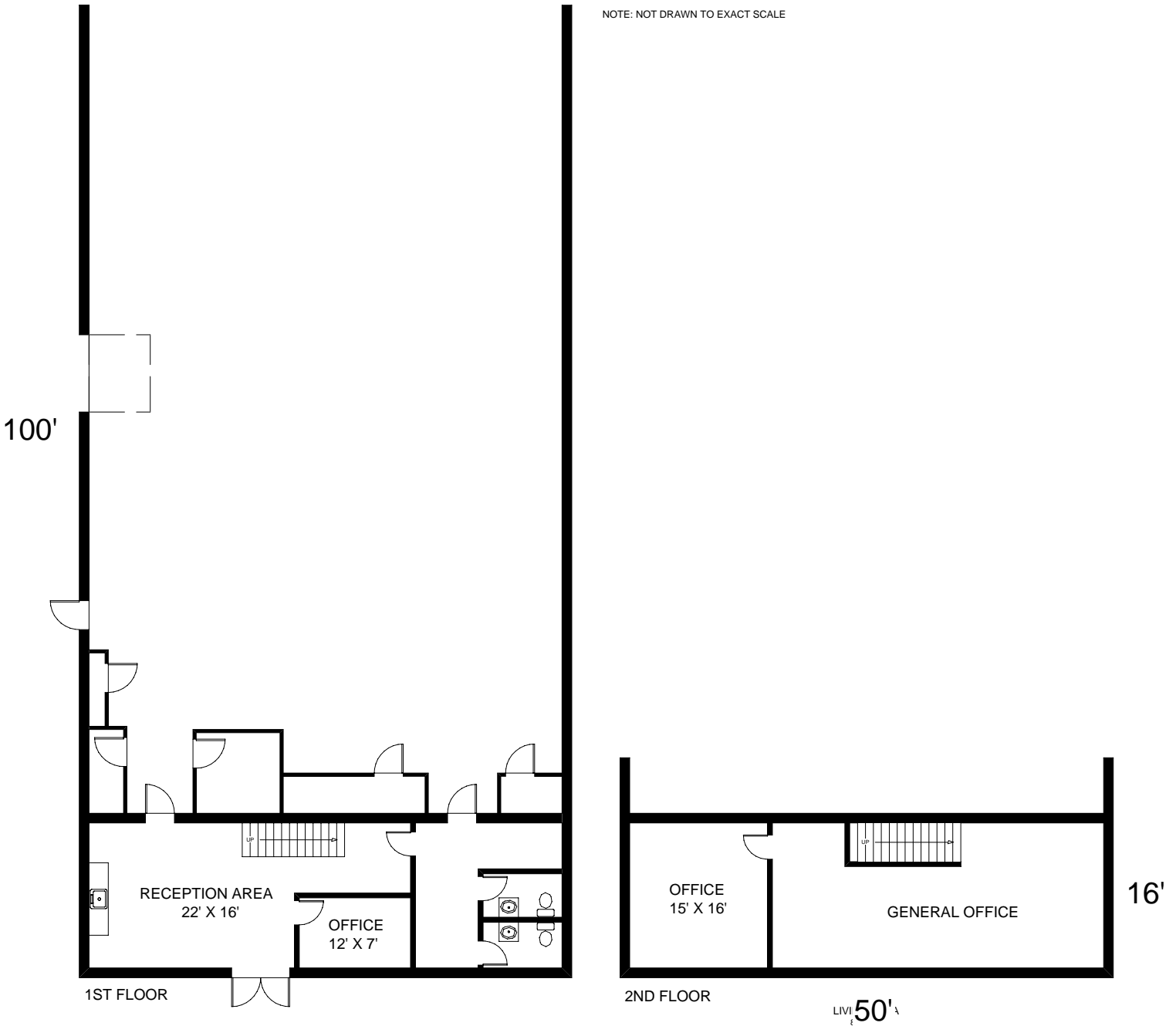
WAREHOUSE



YARD AREA

50'

NOTE: NOT DRAWN TO EXACT SCALE



6751 26TH COURT EAST
SARASOTA, FLORIDA

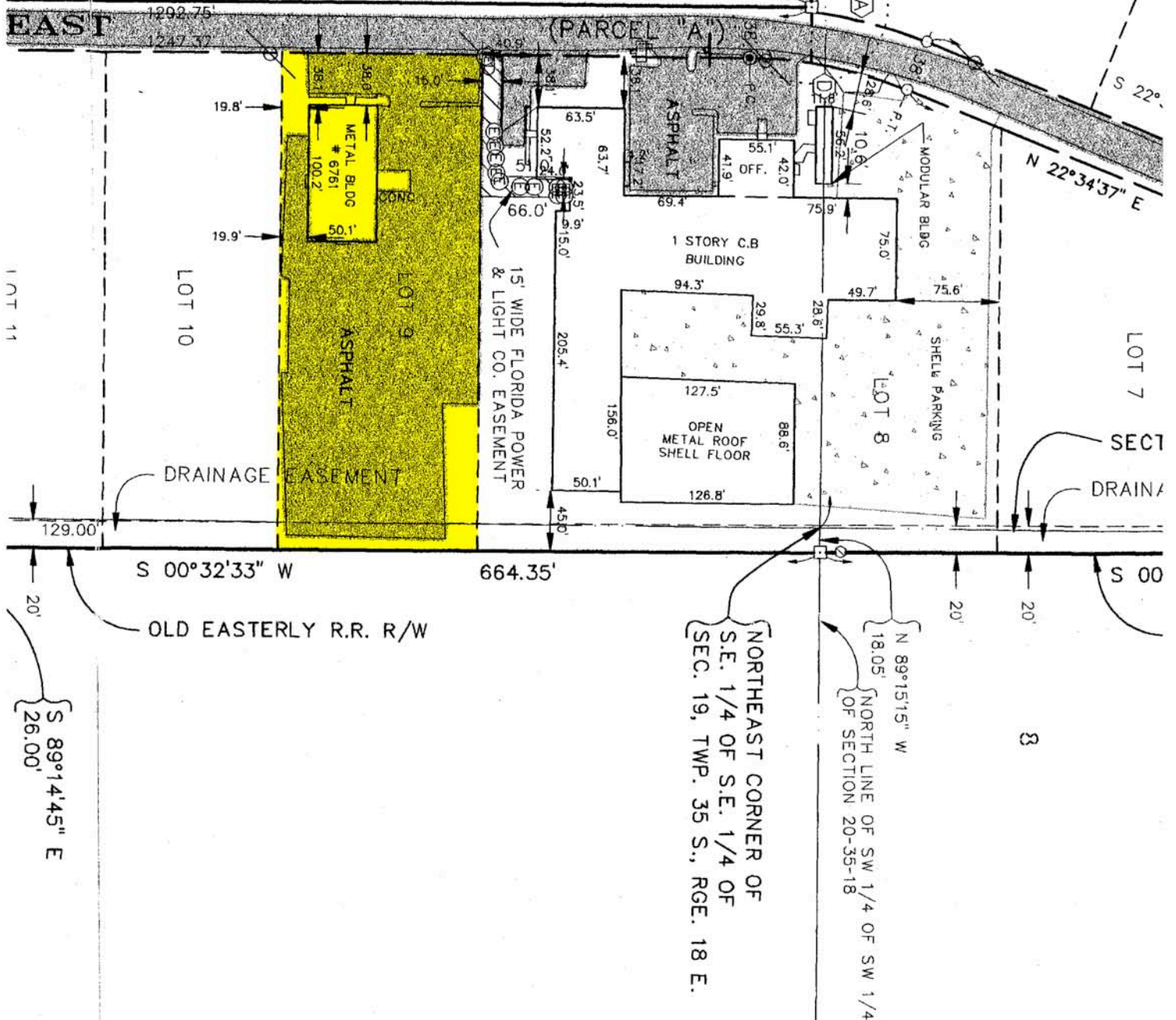
F SEC. 19

LIMITED ACCESS R/W

563.20'

NOT INCLUDED
(O.R. BOOK 1464,
PAGES 74-76)

E WEST 283.0 FT. OF THE EAST 1/2
OF THE S.E. 1/4 OF SEC. 19
N 00°48'54" E 768.91'



507" 1.83' 1.07' 1/4 TION

N 89°09'09" W 1332.46'

N 22°34'3"

LOT 3
SEE DETAIL "A"

EAST

(PARCEL "A")

S 22°

N 22°34'37" E

LOT 11

LOT 10

ASPHALT

ASPHALT

1 STORY C.B. BUILDING

OPEN METAL ROOF SHELL FLOOR

MODULAR BLDG

SHELL PARKING

LOT 7

SECT DRAINAGE

DRAINAGE EASEMENT

S 00°32'33" W

664.35'

S 00

OLD EASTERLY R.R. R/W

NORTHEAST CORNER OF
S.E. 1/4 OF S.E. 1/4 OF
SEC. 19, TWP. 35 S., RGE. 18 E.

N 89°15'15" W
NORTH LINE OF SW 1/4 OF SW 1/4
OF SECTION 20-35-18

S 89°14'45" E
26.00'