

# Multi-Tenant Investment Property

## Gulf Coast Plaza

2301 Tamiami Trail, Port Charlotte, FL 33952



### OFFERING SUMMARY

Sale Price:	\$1,950,000
Cap Rate:	5.0%
NOI:	\$106,384
Lot Size:	30,307 SF
Year Built:	1980
Building Size:	9,847 SF
Renovated:	2005
Zoning:	Commercial General
Market:	SW Florida
Submarket:	Charlotte Sarasota Counties
Traffic Count:	55,000
Price / SF:	\$198.03

### PROPERTY OVERVIEW

Located on US-41/Tamiami Trail with over 51,000 cars per day. Next to Harbor Freights & Goodwill. 1 Mile South of Murdock Circle with retailers such as Burlington, Home Goods, Home Depot, Ross, Kohls, Lowes, Office Max, Staples & much more! 1.5 Miles South of Port Charlotte Mall Multi-Tenant Investment- 5% Cap Rate 5 Unit Strip Mall

### PROPERTY HIGHLIGHTS

- Hard Corner on Tamiami Trail
- 55,000 AADT
- North and South Access - Egress
- Harbor Freight "Anchored"
- Fully Occupied

**Ray Brunner**  
Senior CRE Advisor  
415.608.1942  
ray.brunner@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.