



25% PRICE REDUCTION ON MEDICAL

655 N. INDIANA AVE., ENGLEWOOD, FL 34223



OFFERING SUMMARY

Sale Price:	\$990,000
Price / SF:	\$150.00
Lot Size:	41,460 SF
Year Built:	1991 & 2003
Building Size:	6,600 SF
Zoning:	OPI - Office, Professional, Institution
Market:	North Port-Sarasota-Bradenton

PROPERTY OVERVIEW

HUGE OPPORTUNITY!! Two buildings are for sale! Building 1, which is 2,760 SF, is being utilized as a Dr.'s office that includes a large reception, ample storage and up to 8 patient rooms. Equipped with 2 restrooms, a break room and 2 nice sized administrative offices. Additional garage storage in the rear of building.

Building 2, which is 3,840 SF, has been nicely updated and enjoys up to 4 individual suites that can be rented out separately to create additional revenue. Ample parking is provided for both buildings in front and to the rear of the property.

Extremely motivated seller! Call now and let's make a deal.

PROPERTY HIGHLIGHTS

- Two buildings for sale
- Building 1 is being utilized as a doctor's office
- Building 2 has four individual suites that can be rented out separately
- Was \$1.2 million - price reduced by 25%

Michael Saunders & Company

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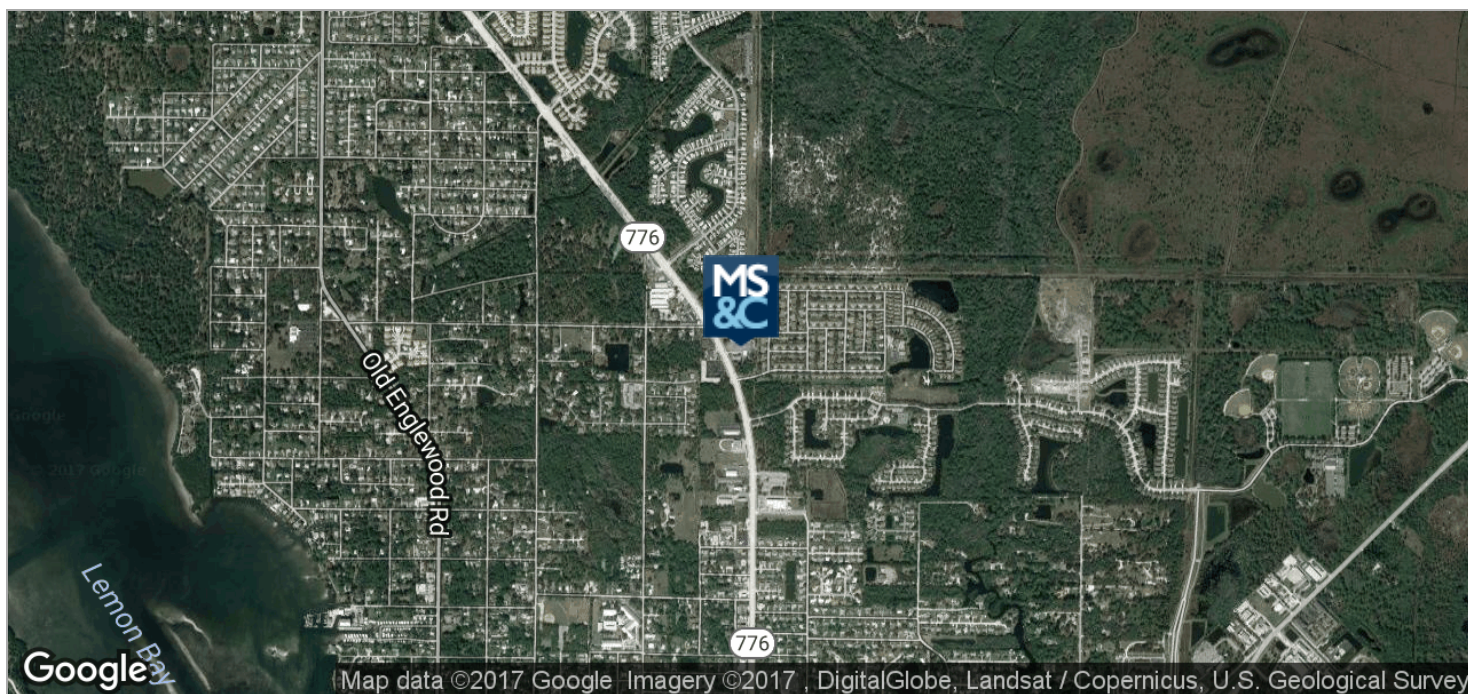
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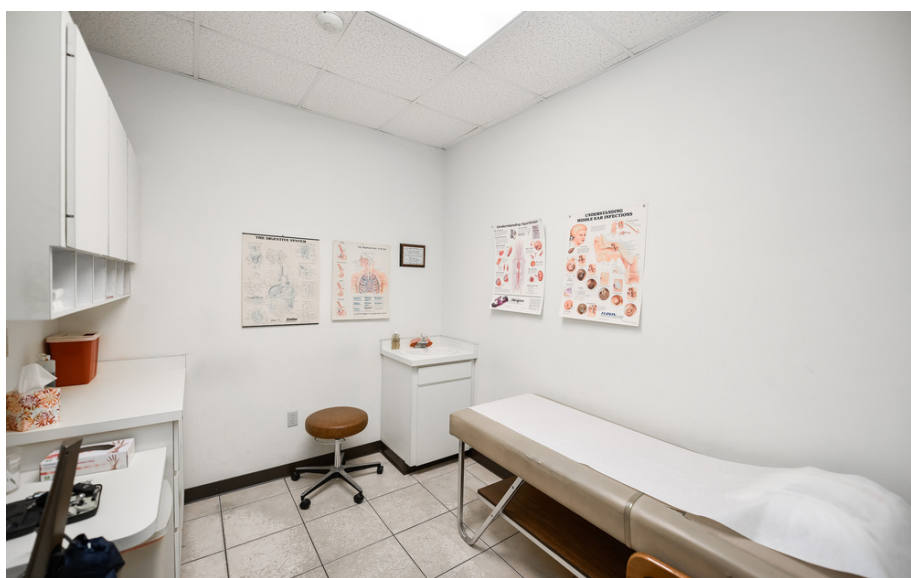
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