



FOR SALE

Office/Retail Center Investment Englewood, Florida 34224

Total Building Size: 16,102 RSF +/-
Sales Price: \$1,095,000 (\$68.00 PSF)

CAP Rate: 5.38%

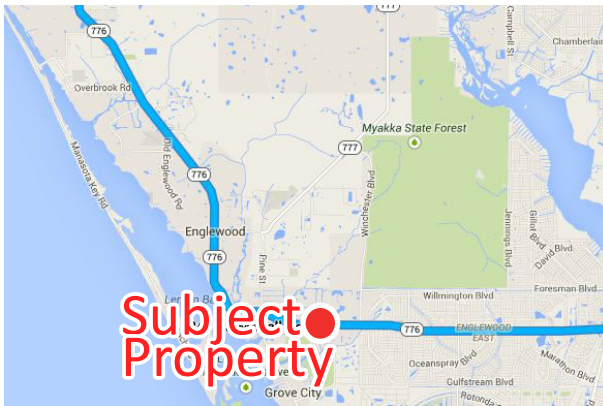
Retail & Office building on a 1.44 acre parcel

Single story - built in 1984 with CG zoning

Great visibility and signage with easy ingress/egress

Located on busy CR 776 (McCall Road)

Financial information available with Confidentiality Agreement



FOR SALES INQUIRIES, PLEASE CONTACT

Nick DeVito II
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Nick@ian-black.com

Joanna Ginder-Ashley
C 941.320.1282
Joanna@ian-black.com



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Information deemed reliable but not guaranteed. Prices subject to change without notice.

CONFIDENTIAL DISCLOSURE AGREEMENT

We/I, _____ (hereby called the Buyer) and any associated companies with non-public financial and other information concerning the potential acquisition of the referenced property, **Office & Retail Center, Englewood, FL** hereby acknowledge that the information provided to the Buyer relating to the property is highly confidential and proprietary in nature, and, is or will be delivered to the Buyer subject to the following:

The information shall be used solely for the purpose described. Buyer acknowledges and agrees that the information does not purport to be all inclusive or to contain all of the information that a prospective purchaser may desire. Buyer further acknowledges and agrees that by delivering the information, Nick DeVito II of Ian Black Real Estate are not making any representation or warranty, express or implied, as to the accuracy or completeness of the information or its contents.

Buyer shall keep the information and any work product derived from such information confidential, and shall not, without prior written consent, disclose, reproduce or distribute the information and/or work product to anyone whatsoever.

By signing this agreement, the Buyer acknowledges that Nick DeVito II of Ian Black Real Estate has brought this information to the Buyer, and the Buyer agrees all actions and correspondences pertaining to the property will go through the Broker, Nick DeVito II of Ian Black Real Estate.

We agree to the terms and provisions of this confidential disclosure agreement, as shown by our signature below. Fax copies have the same validity as originals.

FAX BACK TO (941) 906-8228 ATTN: Nick DeVito II
OR EMAIL TO: Nick@ian-black.com

Name of Buyer: _____
Address: _____
Phone/Fax: _____
Email: _____

Name of Broker: _____
Address: _____
Phone/Fax _____
Email: _____

Signed By: _____
Date: _____

Signed by: _____
Date: _____