



4,000 SQ. FT. RETAIL BUILDING OFF BENEVA & WEBBER

For Sale | Retail Building

3644 Webber Street

Sarasota, Florida 34232

Michael Saunders & Company
Licensed Real Estate Broker
TCN
WORLDWIDE
REAL ESTATE SERVICES

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Roberta Kolton Cera

Senior Commercial Advisor
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**Susan H. Goldstein LLC,
CCIM, MBA**

Senior Commercial Advisor
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Commercial

RETAIL PROPERTY

3644 WEBBER ST, SARASOTA, FL

SQUARE FEET: 4,000 +/- Sq. Ft.

LAND SIZE: 0.12 +/- Acres

ZONING: CG - Commercial General

YEAR BUILT: 1977

NUMBER OF STORIES: 1

FIRE SPRINKLERS: No

PARKING: In Common

PROPERTY ID: Sarasota County, 0061-04-0011

TAXES: \$4,670.79 in 2019

PROPERTY DESCRIPTION

Located in the heart of Sarasota, this 4,000 sq. ft. retail building has been a pharmacy for many years, but could easily be converted to office or a retail showroom. Property is now vacant, and seller is going through A/C systems to make sure everything is in proper order for the next owner. This is a rare opportunity to own in the same complex as The Parrot Bar & Grill, Forest Lake Animal Clinic, The Medical Department Store and more.

Currently the space is set up as a main sales/display area, along with a several private offices, small server room, and 2 restrooms. Main pharmacy production occurs in two large glass walled work areas, and a huge 10'x40' compounding room. Towards the rear of the space there is a break area and storage space for inventory or files, along with a 3-room area in rear of unit that was designed and previously used as a sterile work area.

Building is a free standing but shares some maintenance expenses for common parking with neighboring properties. Owner's expenses are divided based on frontage, at a rate of 3% per 20' of building frontage, meaning 3644 is responsible for 6% of any maintenance expense for the common elements.

LOCATION OVERVIEW

Property is located at the southeast corner of the intersection of Beneva Road and Webber Street, in the same complex as The Parrot Bar & Grill, Forest Lakes Animal Clinic, Medical Department Store and Solorzano's Pizza.

SALE
\$610,000

4,000 square feet

\$152⁵⁰ per square foot



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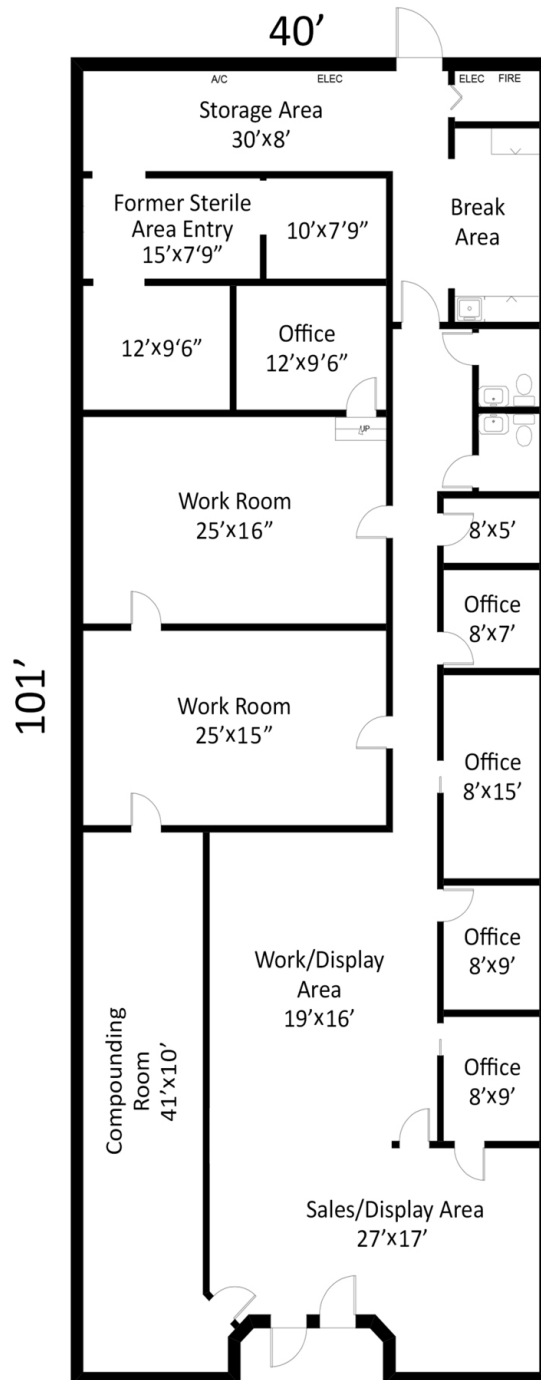
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NOTE: Not drawn to exact scale. Some measurements are approximate. Do not duplicate, publish, modify or otherwise distribute these materials unless specifically authorized by Roberta Kolton Cera or Michael Saunders & Company. The information being provided to you is not guaranteed to be free of errors. No independent verification of the accuracy of any information or documentation is represented by the real estate licensee.

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Showroom & Main Entry



Work Room



Former Compounding Room



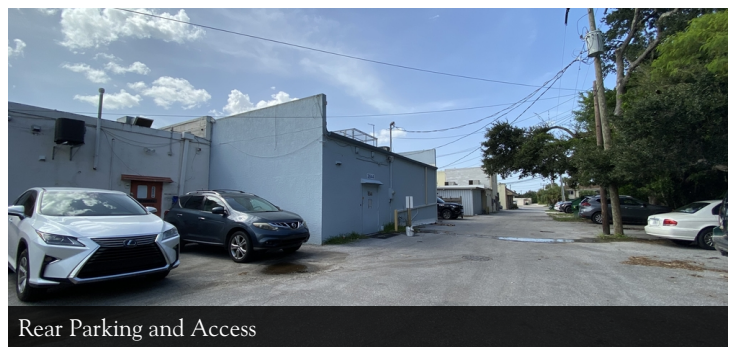
Former Sterile Area



Office Area



Storage Area



Rear Parking and Access



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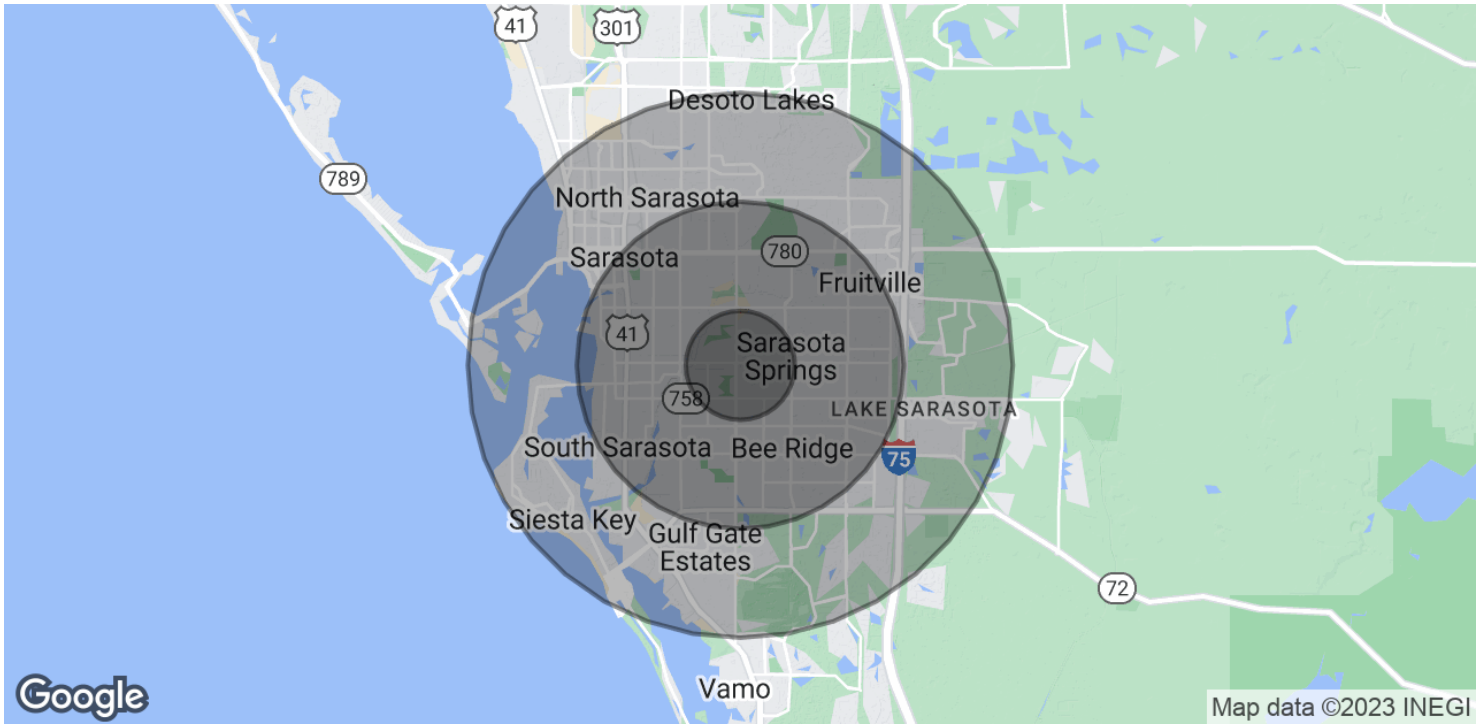
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,841	89,958	185,182
Average age	49.6	45.7	47.4
Average age (Male)	45.6	43.5	45.7
Average age (Female)	52.7	47.7	48.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,957	38,771	81,538
# of persons per HH	2.2	2.3	2.3
Average HH income	\$58,353	\$61,047	\$69,815
Average house value	\$247,373	\$252,151	\$301,702

* Demographic data derived from 2020 ACS - US Census

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**ROBERTA KOLTON CERA****Senior Commercial Advisor**

robertakolton@michaelsaunders.com

Direct: 941.928.1428 | **Cell:** 941.928.1428**PROFESSIONAL BACKGROUND**

In 2002, Roberta graduated from Barry University in Miami Shores, Florida with a Bachelor of Arts Degree in Photography, and returned to Sarasota to be closer to her family and the community in which she grew up.

Coming from a real estate family, it was only natural that she follow in her parents' footsteps, so in 2004 Roberta began working with her father, Bob Kolton, in Michael Saunders & Company's Commercial Division. She was excited to be part of the Kolton Team and took the time to learn all she could from her father's 35+ years of experience in the Industrial/Commercial Real Estate market.

Even now, after Bob's retirement, Roberta carries on her father's legacy of specialization in Industrial and commercial intensive properties. Her product knowledge, attention to detail, and problem solving skills, help Roberta to provide the best possible service and experience to her clients.

In 2014, Roberta was voted as CID's Realtor of the Year.

EDUCATION

Barry University - Miami Shores, Florida
Bachelor of Arts Degree in Photography

MEMBERSHIPS

Realtor Association of Sarasota and Manatee
The Commercial Real Estate Association (CREA)

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FL #3125850

PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation

Columbia University Business School MBA

Duke University BA

MEMBERSHIPS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member

Columbia University Alumni Club Past President

Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair

The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee

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