

THE OFFICE PARK

2477 Stickney Point Rd Unit 302 & 303 B, Sarasota, FL 34231



PROPERTY OVERVIEW

Exceptional opportunity to own a well-maintained 1,200-square-foot office condominium ideally suited for a wide range of professional users. The efficient floor plan is perfect for an attorney, accountant, financial advisor, insurance agency, consultant, therapist, or other professional practice.

The space features a reception area and 7 private offices, creating a functional and professional environment for both clients and staff. Its flexible layout can be adapted to meet a variety of business needs.

Strategically located in the professional Office Park on Stickney Point Road, this office condominium offers exceptional convenience in one of Sarasota's most desirable business corridors. Just minutes from U.S. 41 (Tamiami Trail), Siesta Key, and Interstate 75, the property provides easy access throughout Sarasota. Surrounded by professional offices, medical practices, retail centers, restaurants, and banking services, the property also offers ample parking and is ideally positioned near South Sarasota's residential and commercial neighborhoods, making it an excellent location to establish or expand your business.

PROPERTY SUMMARY

Sale Price:	\$375,000
Lot Size:	2.49 Acres
Building Size:	1,200 SF
Zoning:	OPI
Price / SF:	\$312.50



GEORGE BRUSCO, CCIM

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

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | 941.906.8688 | ian-black.com

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ADDITIONAL PHOTOS

The Office Park

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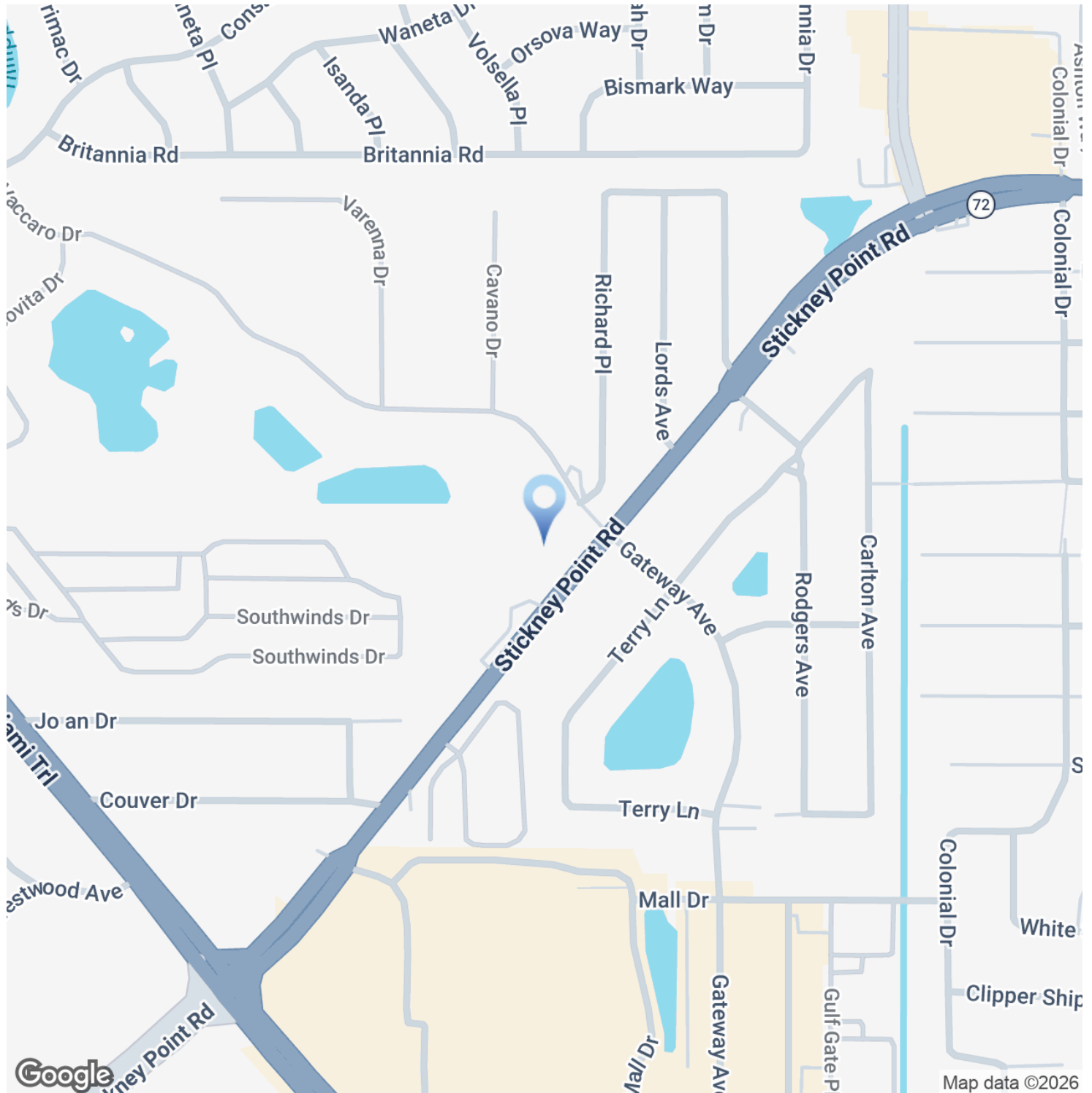
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LOCATION MAP

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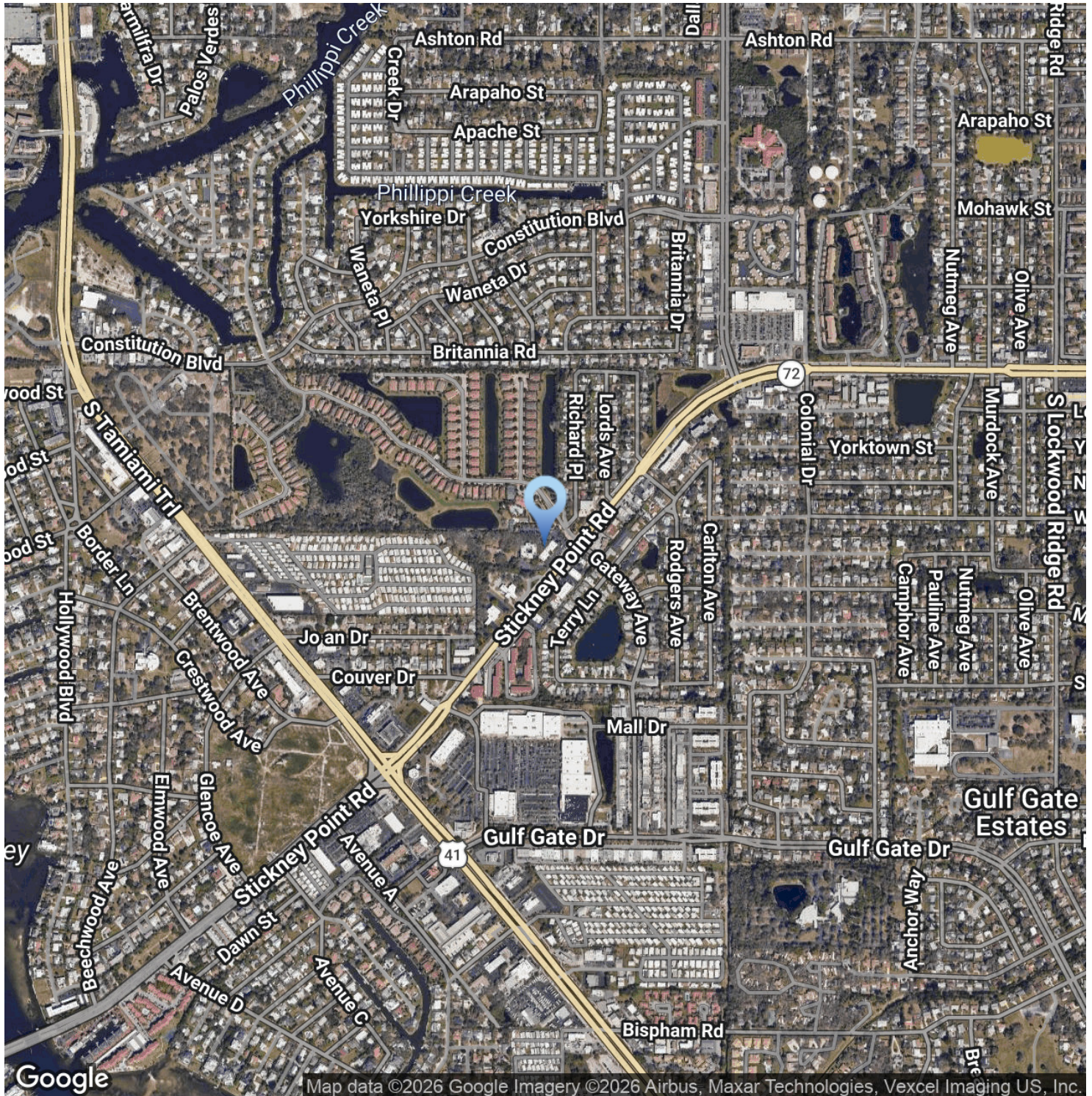
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AERIAL MAP

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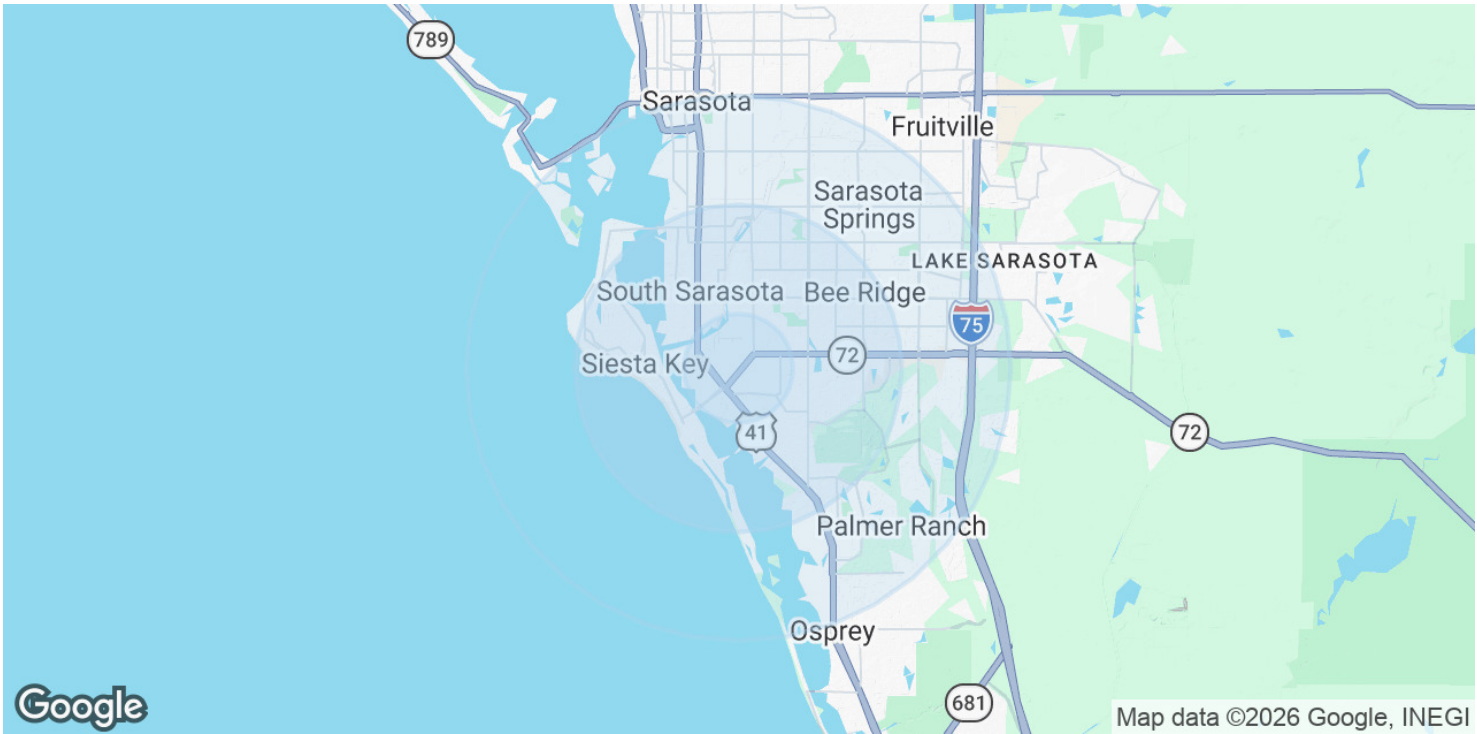
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,737	56,124	126,428
Average Age	54.8	55.0	54.7
Average Age (Male)	51.0	52.5	52.3
Average Age (Female)	58.1	57.1	56.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,270	27,170	59,724
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$90,032	\$126,882	\$129,742
Average House Value	\$329,715	\$597,991	\$581,426

2023 American Community Survey (ACS)



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