



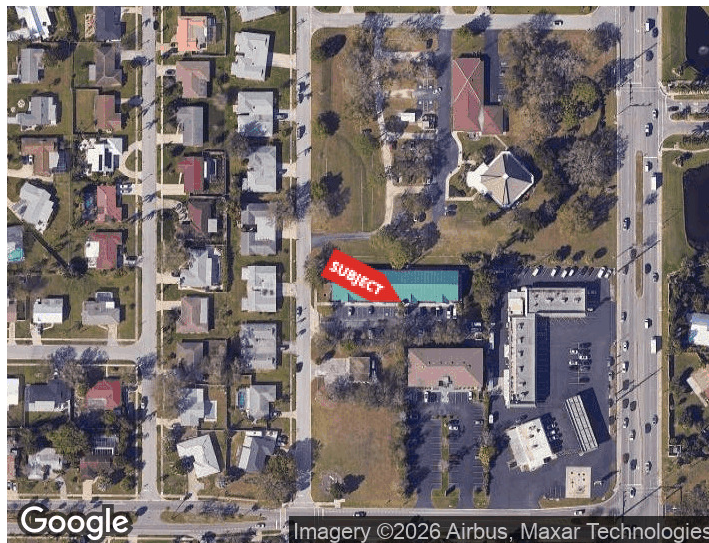
GULF GATE OFFICE CONDO

6981 CURTISS AVE #4
SARASOTA, FLORIDA 34231

PROPERTY HIGHLIGHTS

- 1,309 SF office condo
- Reception area
- 4 private offices
- Two restrooms
- Gulf Gate location with convenient access to US-41 and Siesta Key

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,157	27,035	56,799
Total Population	8,258	55,949	123,746
Average HH Income	\$64,228	\$73,896	\$76,906



For More Information

BRIAN SEIDEL

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SARASOTA, FL 34231



OFFERING SUMMARY

Sale Price:	\$360,000
Building Size:	1,309 SF
Price / SF:	\$275.02
Zoning:	OPI

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 6981 Curtiss Ave #4, Sarasota, FL 34231

Property Type: Office Condo

Property Size: 1,309 SF

Located in the desirable Gulf Gate area of Sarasota, this 1,309 SF office condominium offers a well-appointed and functional layout ideal for professional or medical office users. The space includes a welcoming reception area, four private offices and two restrooms allowing for efficient day-to-day operations.

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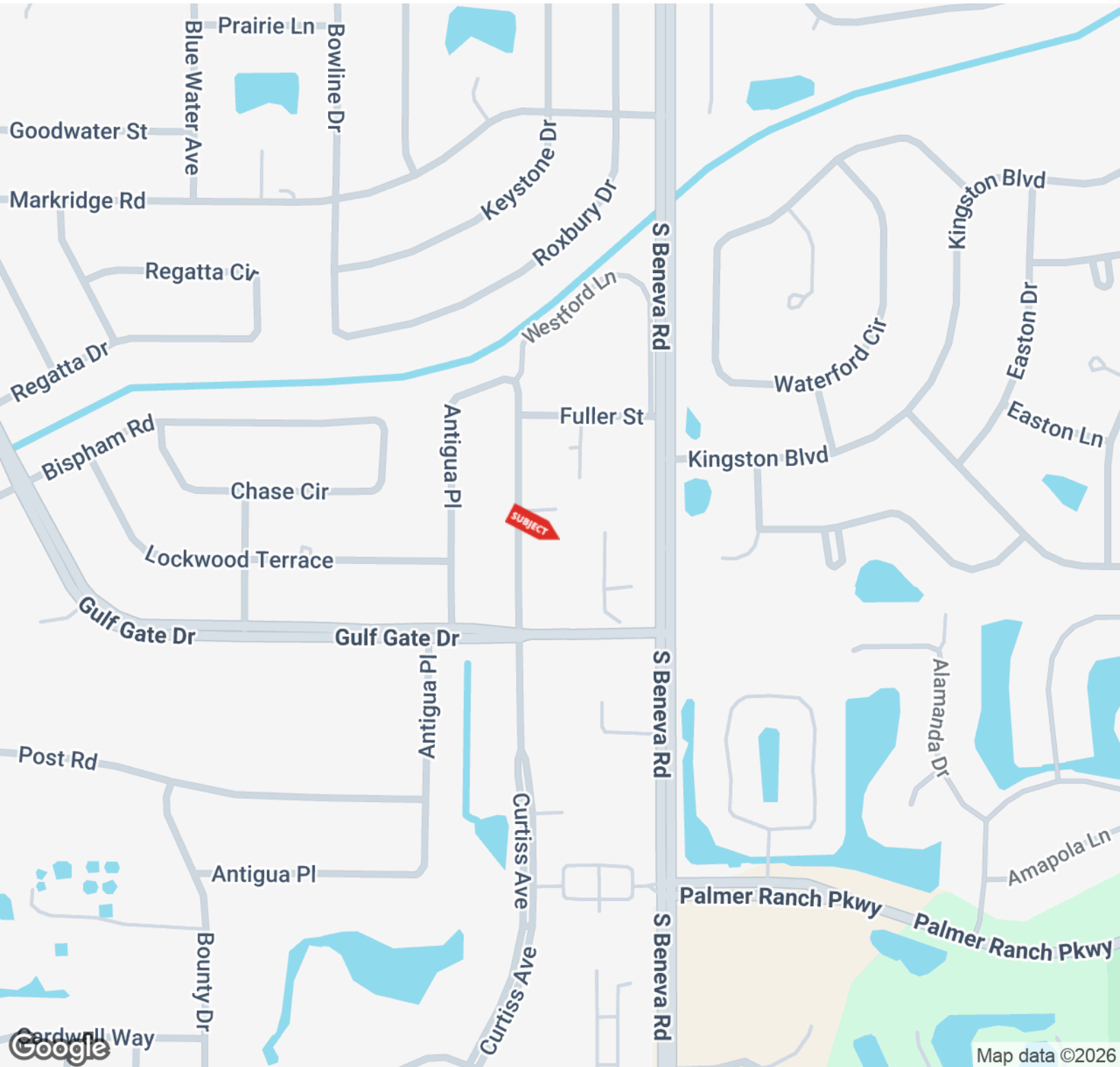


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**AMERICAN
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OF SARASOTA, INC.

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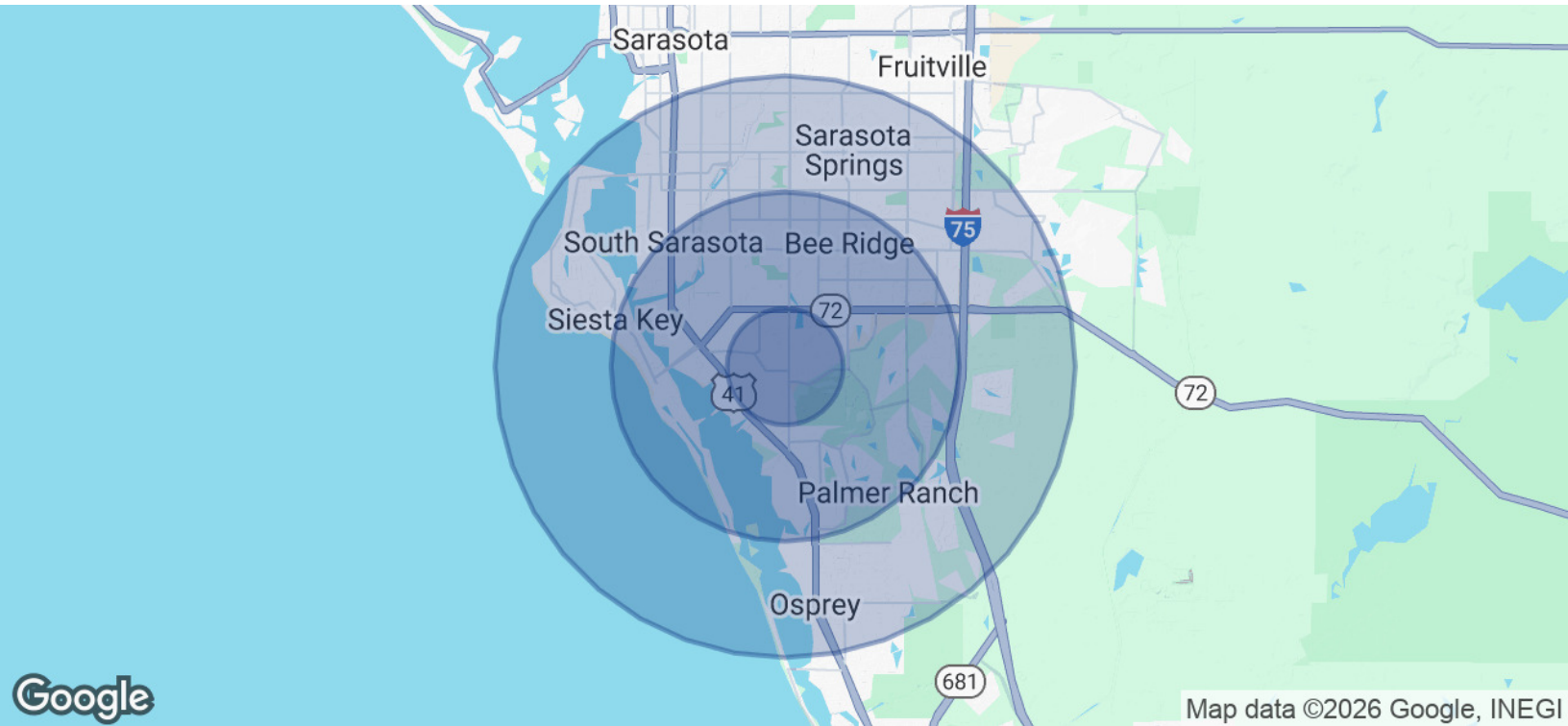


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,258	55,949	123,746
Average Age	54.8	53.9	51.8
Average Age (Male)	50.9	52.6	50.5
Average Age (Female)	55.8	54.5	52.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,157	27,035	56,799
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$64,228	\$73,896	\$76,906
Average House Value	\$271,016	\$336,743	\$319,759

2020 American Community Survey (ACS)

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