

SALE

ONE OF THE LAST HIGH-VISIBILITY COMMERCIAL SITES NEAR VENICE ISLAND

841 E Venice Ave, Venice, FL 34285



SALE PRICE \$789,000

 [CLICK TO VIEW VIDEO](#)

Mousa Wakileh **Stacy Rosenberg**
(941) 960-9336 (727) 488-4814

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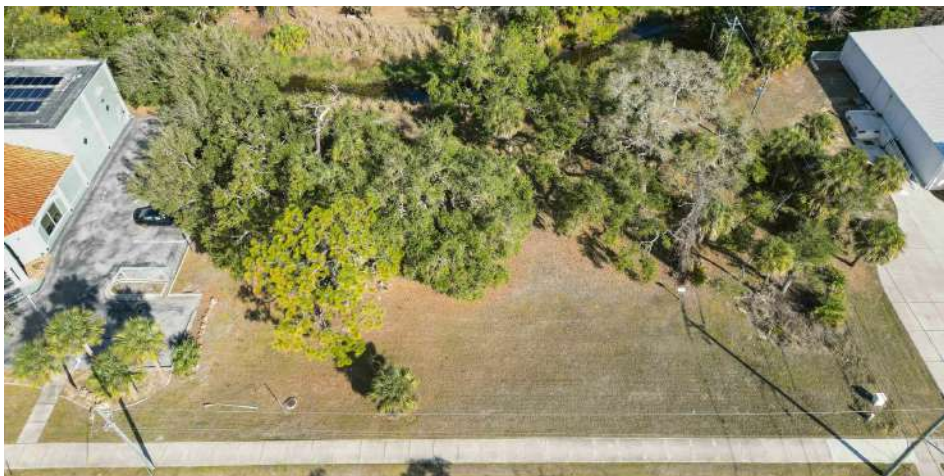


COLDWELL BANKER
COMMERCIAL
REALTY

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PROPERTY HIGHLIGHTS

- .89 acres
- *CG Zoning*
- 215' of frontage on E. Venice Avenue
- Close to Venice Island / Minutes to Venice Beach
- One block from US-41
- Public utilities
- Signalized corridor exposure
- Walkable to established businesses
- Medical, restaurant, retail, and office potential
- Many other commercial uses permitted
- Concept plans available

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PROFESSIONAL / MEDICAL OFFICE CONCEPT



SITE CONCEPT

- ±0.89 Acres
- CG Zoning – Wide Range of Uses
- 215' of Frontage on E. Venice Avenue
- One Block from US-41
- Public Utilities Available
- Ideal for Medical, Office, Retail or Mixed Use

SITE PLAN (NOT TO SCALE)



REAR PERSPECTIVE



AERIAL VIEW



Renderings and site plans are artist's conceptual representations and are for illustrative purposes only. Actual design, materials, finishes, dimensions, landscaping, and features may vary.

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MOUSA WAKILEH

Commercial Real Estate Advisor, Certified International Property Specialist

mousa.wakileh@cbrealty.com

Direct: (941) 960-9336

PROFESSIONAL BACKGROUND

Commercial Real Estate Professional specializing in Investment properties in Southwest Florida.

My background is in engineering and management which I have done on three continents. With this experience, I was able to gain knowledge to assist key decision makers at both large and small private firms in assessing their long-term strategies in various Acquisitions, Dispositions and Development Opportunities.

Affiliating with Coldwell Banker Commercial has provided me with great research and marketing tools to assist my customers both globally and locally.

I am active with the Board of Directors at Florida Realtors, RASM Global Business Council, CREW Tampa Bay and a Certified International Property Specialist.

Please contact if you are looking for creative solutions and guidance in Commercial real estate.

Coldwell Banker Commercial Realty

11215 E State Road 70 Ste 105
Lakewood Ranch, FL 34202
941.739.6777

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STACY ROSENBERG

Commercial Real Estate Specialist

stacy.rosenberg@cbrealty.com

Direct: (727) 488-4814

PROFESSIONAL BACKGROUND

Stacy Rosenberg has been in the commercial real estate industry for over a decade. She has extensive experience in sales and leasing within office, retail, industrial, and land sectors. Stacy specializes in office and retail in the Greater Tampa Bay area. Her previous career was in health care fundraising, which has greatly benefited her business dealings with clients in the medical marketplace.

Stacy is a native to the West Coast of Florida and grew up in St. Petersburg. She graduated from the University of South Florida and has been living in Lakewood Ranch with her family for the past twenty years. Stacy volunteers for not-for-profit organizations within the community, is a PTO member of several Manatee County schools, is a member of Temple Emanuel in Sarasota, and is a 2022 graduate of Leadership Manatee through the Manatee County Chamber of Commerce. Outside of work, she's usually cheering from the sidelines, spending time with family and friends, planning her next trip, or getting lost in a good book.

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