



FREESTANDING RESTAURANT PROPERTY NEAR FRUITVILLE ROAD

987 S PACKINGHOUSE RD
SARASOTA, FLORIDA 34232

PROPERTY HIGHLIGHTS

- ±2,015 SF restaurant (±4,878 SF gross)
- Qualifies for 4COP SFS Full Liquor License
- Turn Key operation
- Established Sarasota restaurant location
- Indoor and covered outdoor dining areas
- Full commercial kitchen with hood system and grease trap
- Approximately 151 seats
- Ample on-site parking
- Covered outdoor event and gathering space
- Stage area for live entertainment
- Excellent access near Fruitville Road
- Flexible opportunity for owner-users, investors, or restaurant operators



For More Information

ADAM SEIDEL

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RESTAURANT PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,499,000
Building Size:	2,015 SF
Lot Size:	27,285 SF
Price / SF:	\$743.92
Year Built:	1945
Renovated:	1970
Zoning:	I
Market:	Sarasota

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 987 S Packinghouse Rd, Sarasota, FL

Property Type: Restaurant Real Estate for Sale

Property Size: ±2,015 SF (±4,878 SF Gross Area)

Lot Size: ±27,285 SF

Rare opportunity to acquire a freestanding restaurant property in Sarasota with a long history as a popular dining destination. Situated on a ±27,285 SF parcel just off Fruitville Road, the property offers excellent accessibility, ample on-site parking, and a distinctive Old Florida atmosphere. The property includes a 1,158 SF covered front patio and a 1,705 SF covered rear patio, resulting in a total building and covered patio area of 4,878 square feet.

The building is configured for restaurant use and features indoor dining areas, covered outdoor seating, a full commercial kitchen, bar area, and a covered outdoor gathering space suitable for dining, entertainment, or private events. The property's established restaurant layout and infrastructure make it well-suited for a variety of food and beverage concepts.

The sale includes the real estate, assets, and restaurant improvements only. The

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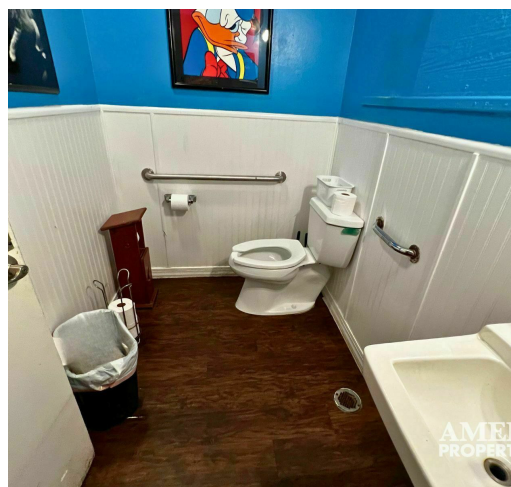
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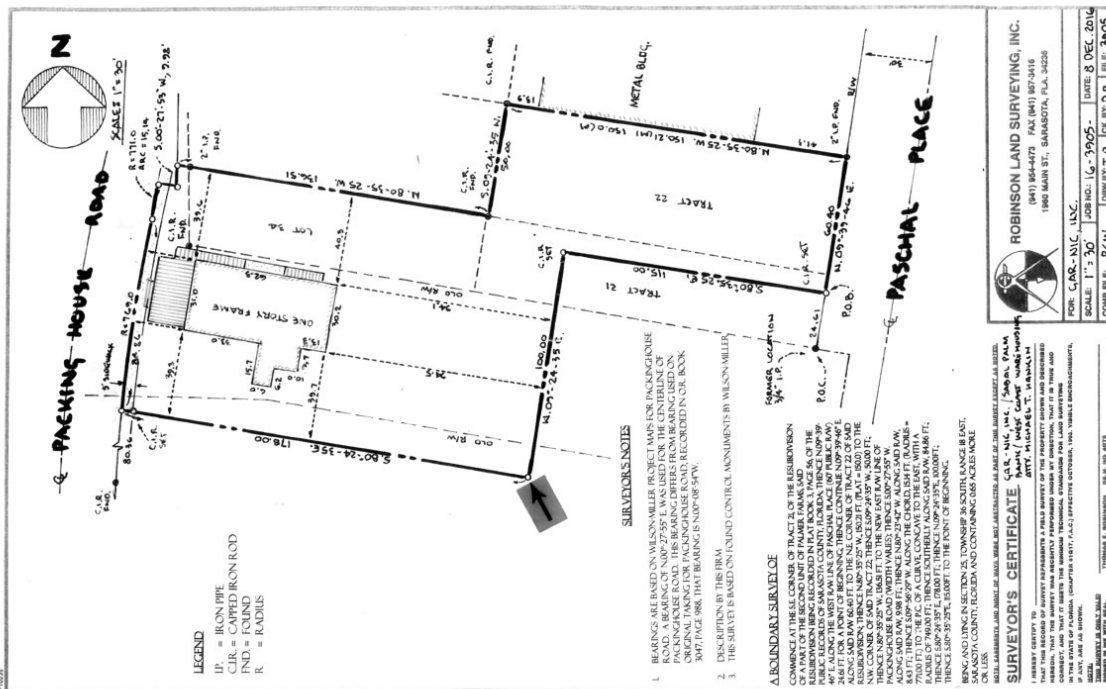


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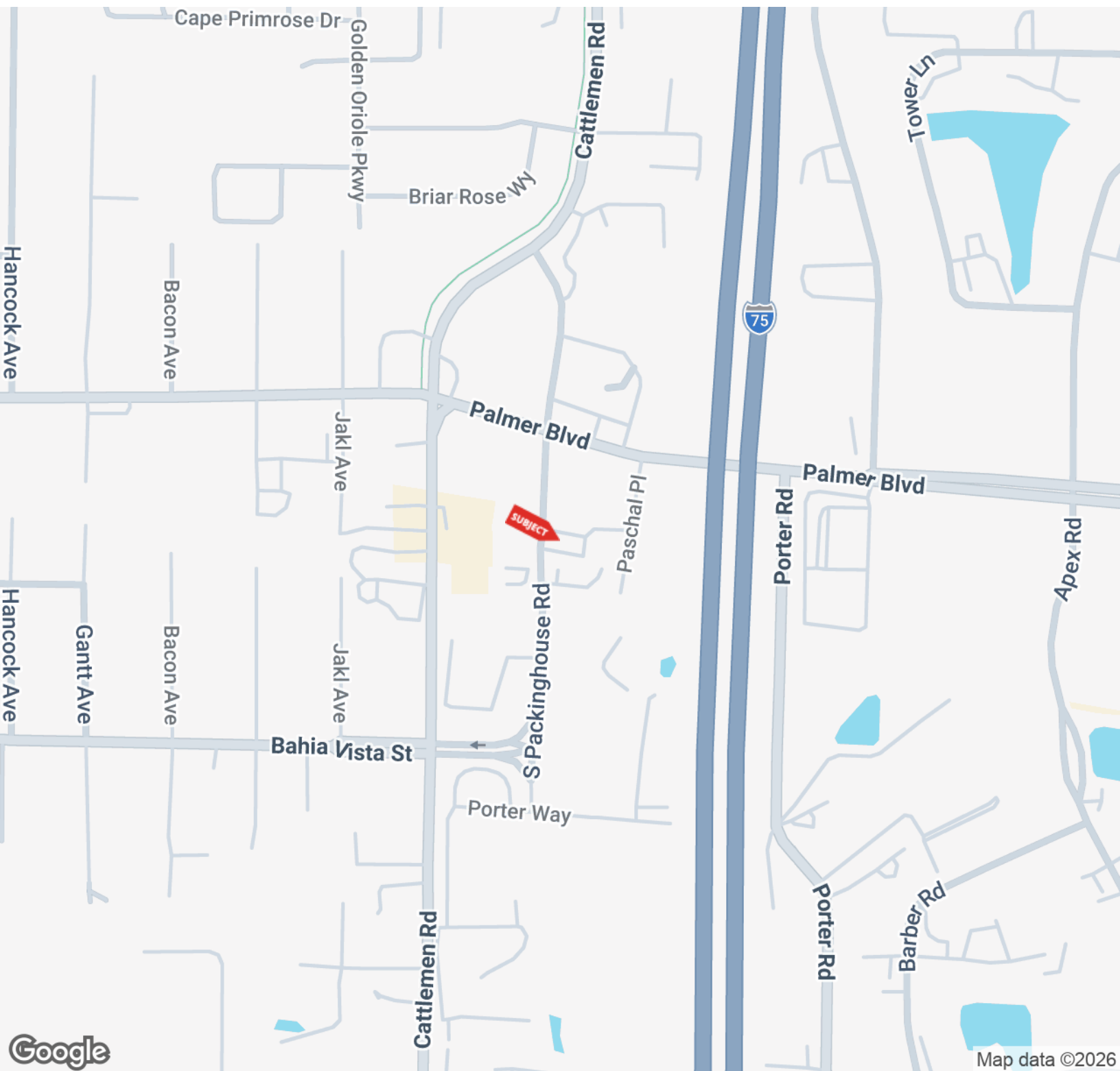
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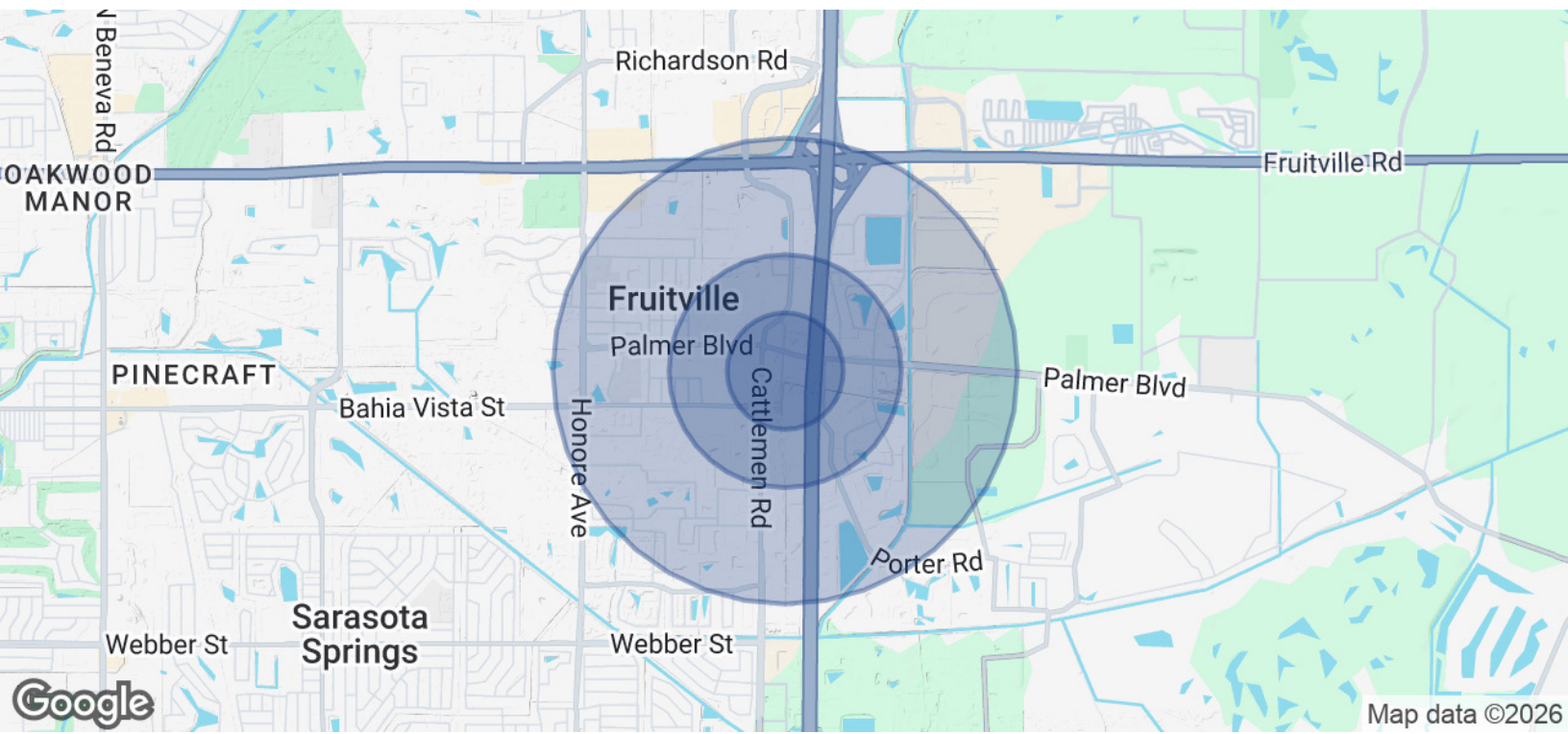
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	203	892	3,784
Average Age	40.2	42.9	44.8
Average Age (Male)	40.9	41.9	42.5
Average Age (Female)	38.6	42.7	45.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	93	393	1,638
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$88,556	\$95,465	\$100,095
Average House Value	\$409,204	\$437,300	\$447,692

2023 American Community Survey (ACS)

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