



3905 S SHADE AVENUE
SARASOTA, FL 34231

FOR SALE | SARASOTA OFFICE OPPORTUNITY

SMALL-FORMAT OFFICE ASSET IN A CENTRAL SARASOTA SUBMARKET

+/- 1,760 SF
OFFICE BUILDING

0.199 AC
PARCEL SIZE

IDEAL FOR
OWNER-USER | PROFESSIONAL SERVICES |
BOUTIQUE OFFICE | INVESTOR

Practical foot print with efficient office layout, Sarasota infill positioning, and proximity to key commercial corridors.

PROPERTY HIGHLIGHTS

LAYOUT	Reception + 6 Private Offices
WORK AREAS	Open Work Area + Kitchenette
PARKING	10 Spaces
ZONING	OPI (Office)
UTILITIES	City Water + Septic
INTERNET	Spectrum, Comcast, Frontier

CONTACT

SCOTT WAGGONER 941.685.9118

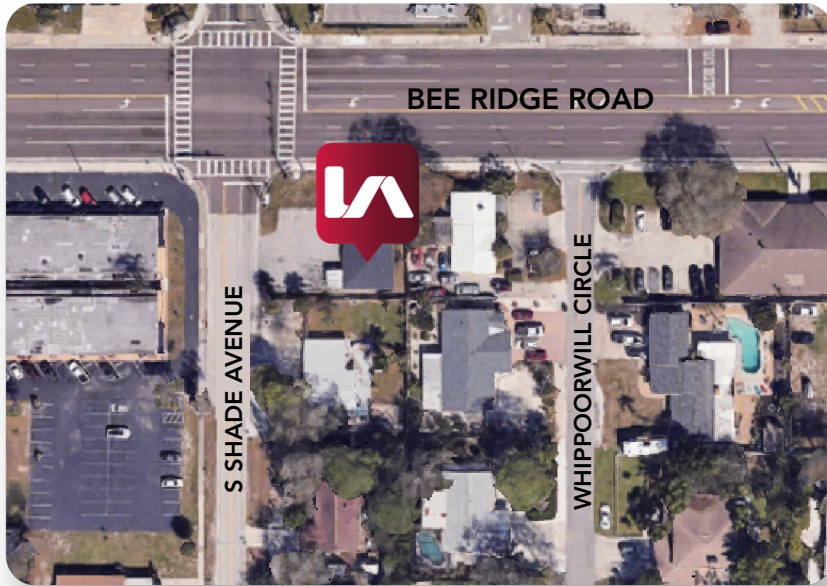
ED KILLMER 813.309.2805





MARKET POSITIONING

Within the North Port-Bradenton-Sarasota MSA, the property benefits from strong surrounding demographics, including more than 84,000 residents within a 3-mile radius and nearly 176,000 residents within a 5-mile radius. Nearby services, retail, dining, banks, grocery options, and fitness amenities create a convenient setting for employees, clients, and customers.

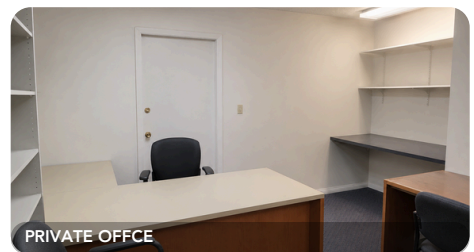
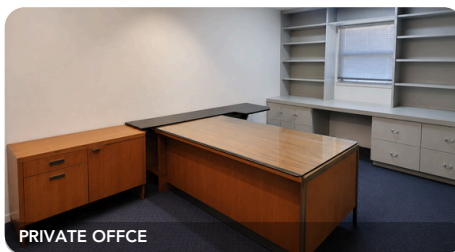


LOCATION HIGHLIGHTS

A well-located Sarasota office property offering a practical footprint, strong infill demographics, and proximity to key commercial corridors, residential neighborhoods, and coastal demand drivers. Well suited for an owner-user, professional services firm, boutique office tenant, or investor seeking a small-format commercial asset in an established Sarasota submarket.

30,500 AADT
TRAFFIC COUNT

INTERIOR PHOTOS



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