



SARASOTA, FLORIDA

# 205 Montgomery Avenue

Office & Medical Park · Investor or Owner-User

205 Montgomery Avenue · Sarasota, FL 34243

SALE PRICE

**\$1,200,000**

BUILDING SIZE

**4,976 SF**

PRICE / SF

**\$241 / SF**

OCCUPIED

**75%**

TWO WAYS TO OWN IT:

INVESTOR

OWNER-USER

75% leased with \$91,416/yr in place from three tenants — buy it purely as an income investment, or occupy Building 3 (1,228 SF) yourself and let the rent cover the carry.

EXCLUSIVELY LISTED BY

**Ryan Edwards**

Advisor

**847.800.2282**

ryan.edwards@corecommercial.us

**Diane Lawson**

Broker, CCIM

**941.780.6136**

diane.lawson@corecommercial.us

# An investment — or owner-user — opportunity

## INVESTMENT OVERVIEW

205 Montgomery Avenue is a standalone four-unit office and medical park totaling 4,976 SF on a 0.476-acre site. Three of the four units are leased and producing income, while Building 3 (1,228 SF) is available — an ideal home base for an owner-user who can let the three leased units offset much of the ownership cost. Standalone design, strong street visibility, and airport proximity suit office and medical users alike.

## INVESTMENT HIGHLIGHTS

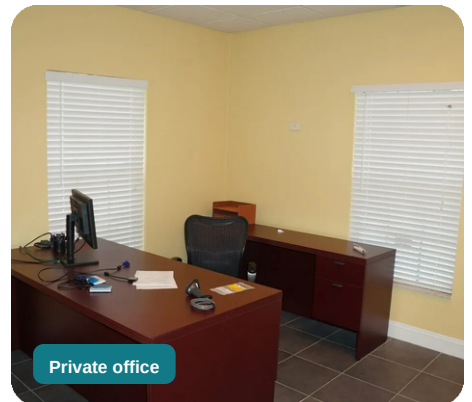
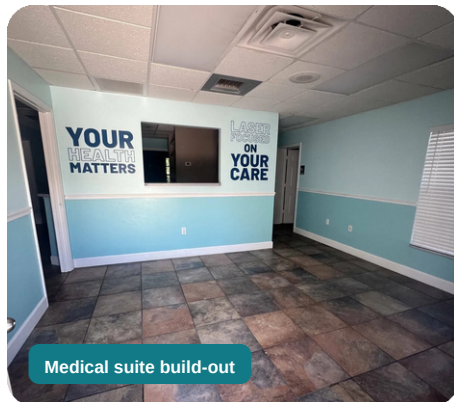
- › 75% leased (three of four units) — in-place rental income on day one
- › Building 3 (1,228 SF) available — ideal for an owner-user
- › Owner-occupier can offset most ownership cost with tenant income
- › Four standalone units offering tenant privacy and individual signage
- › Minutes from Sarasota-Bradenton International Airport
- › Central access to both Sarasota and Manatee Counties
- › Right off US-41 with excellent street visibility — ideal for office & medical users



## OFFERING SUMMARY

Sale Price	<b>\$1,200,000</b>
Price / SF	<b>\$241 / SF</b>
Building Size	<b>4,976 SF</b>
Lot Size	<b>0.476 Acres</b>
No. of Units	<b>4</b>
Occupancy	<b>75%</b>
Available Unit	<b>Bldg 3 · 1,228 SF</b>
Use Type	<b>Office / Medical</b>
Lease Rate	<b>\$24.00 PSF (MG)</b>

# Standalone office & medical units



**BUILDING**  
**4,976 SF**

**UNITS**  
**4 standalone**

**LOT**  
**0.476 Acres**

**AVAILABLE**  
**1,228 SF**

**USE**  
**Office / Medical**

# Rent roll & investment summary

RENT ROLL · AS OF JUNE 2026 · MODIFIED GROSS

Unit	Tenant	SF	Rate PSF	Annual Rent	Expires
Building 1	Phoenix Construction	1,520	\$24.00	\$36,480	May 2029
Building 2	Sarabay Country Club	1,114	\$24.00	\$26,736	Feb 2027
Building 3	Vacant — available	1,228	—	—	—
Building 4	Pet Groomer	1,114	\$25.31	\$28,200	Feb 2027
In-Place (3 leased units)		3,748		\$91,416	/ yr

## INCOME SUMMARY

In-Place Base Rent	\$91,416 / yr
Building 3 at market (\$24)	+ \$29,472 / yr
<b>Stabilized Base Rent</b>	<b>\$120,888 / yr</b>
Sale Price	\$1,200,000
Price / SF	\$241 / SF
Occupancy	75% (3 of 4 units)

## THE PLAY

### OWNER - USER

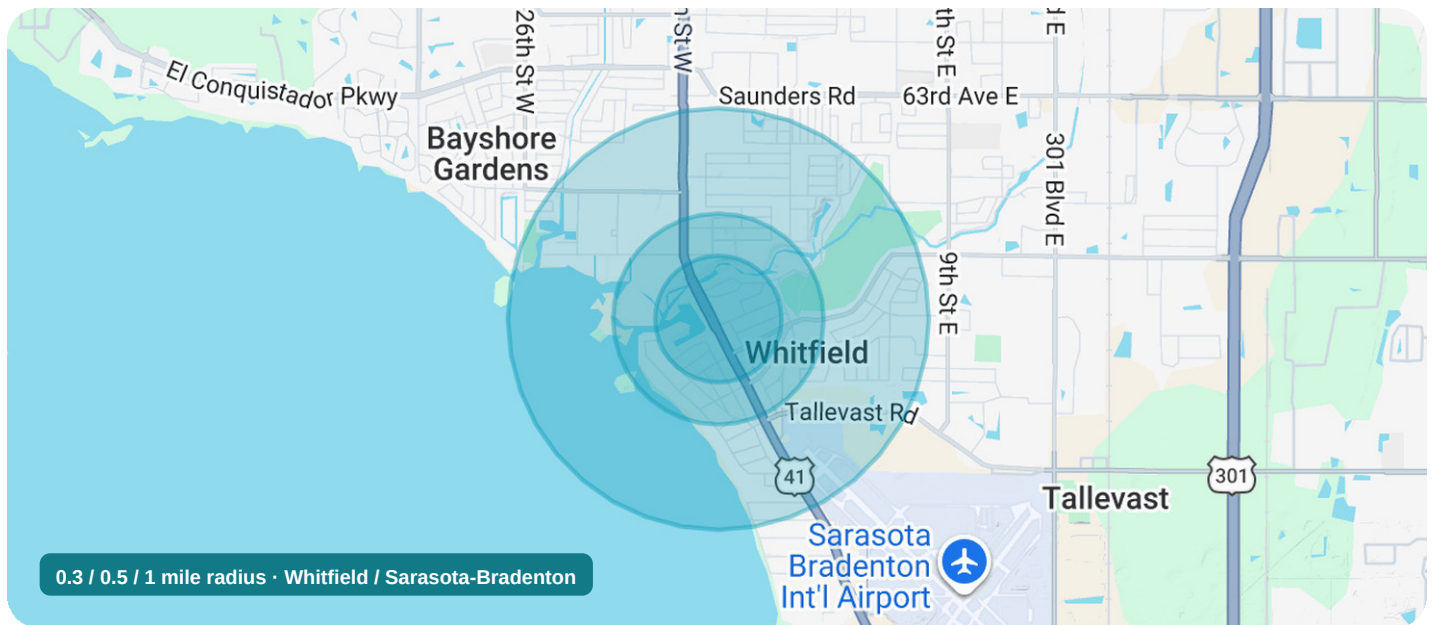
Occupy Building 3 (1,228 SF) and collect the \$91,416/yr already in place from the three leased tenants — covering most of your ownership cost while you own your space.

### INVESTOR

Lease Building 3 at market (+\$29,472/yr) to reach a stabilized \$120,888/yr in base rent across the fully-leased, four-unit park.

Rents per signed leases (Modified Gross). NOI and cap rate available upon receipt of operating expenses / T-12.

# Right off US-41, airport-adjacent



## IN THE AREA

205 Montgomery sits just off US-41 in the Whitfield corridor between Sarasota and Bradenton — high-visibility frontage minutes from Sarasota-Bradenton International Airport, with quick access to both counties' employment and medical hubs.

- Right off US-41 with excellent visibility
- Minutes from Sarasota-Bradenton Int'l Airport
- Central to Sarasota & Manatee Counties
- Established office / medical submarket

## AREA DEMOGRAPHICS

Metric	0.3 mi	0.5 mi	1 mi
Total Population	502	1,983	7,053
Total Households	198	838	2,953
Avg. HH Income	\$106,319	\$94,984	\$85,830
Avg. Home Value	\$460,944	\$412,506	\$331,686
Average Age	46	50	48

Source: 2020 American Community Survey (ACS)

## Exclusively listed by Core Commercial Group



### Ryan Edwards

Advisor

Advisor specializing in the sale and leasing of retail, office, medical, and industrial product across Southwest Florida, pairing a consultative, data-driven process with hands-on deal execution.

**847.800.2282**

[ryan.edwards@corecommercial.us](mailto:ryan.edwards@corecommercial.us)



### Diane Lawson

Broker, CCIM

FL #581055

35 years in commercial real estate and a CCIM designee — among the top 6% of commercial brokers nationwide — advising buyers, sellers, landlords, and tenants across office and retail.

**941.780.6136**

[diane.lawson@corecommercial.us](mailto:diane.lawson@corecommercial.us)

### CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by Core Commercial Group for use by a limited number of qualified parties and does not purport to be all-inclusive or to contain all information a prospective purchaser may require. The information herein has been obtained from sources believed to be reliable but has not been independently verified; Core Commercial Group makes no representation or warranty as to its accuracy or completeness. All projections and pro-forma figures are estimates provided for reference only. Prospective purchasers must conduct their own independent due diligence and verify all information prior to purchase. The property is offered subject to prior sale, change in price, or withdrawal without notice.

