



**340 S Tamiami Trail**  
**Venice, Florida**

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An aerial photograph of a city street scene. In the foreground, there are several buildings, including a large one with a swimming pool. The street is lined with palm trees and has many cars parked. In the background, there are more buildings and a large green field. The sky is blue with some clouds.

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# *Executive Overview*



# Executive summary

Island Breeze Inn is a 21-unit, value-add hospitality property located along the high-traffic Tamiami Trail corridor in Venice, Florida just minutes from Venice beach. The property consists of three single-story buildings on a well-maintained lot, offering investors a turnkey income-producing asset with strong in-place revenue and significant upside potential through operational improvements, revenue optimization, and a compelling short-term rental conversion opportunity.

With interior renovations completed in 2022, new roofs installed across all three buildings in 2025, and updated flooring in the majority of units, the property offers minimal near-term capital expenditure and limited deferred maintenance concerns. The unit mix is diverse, featuring 7 king rooms, 7 double-bed units, 4 queen rooms with sofa sleepers, 2 one-bedroom efficiency units, and a manager's suite. Amenities include a swimming pool and an on-site guest laundry facility.

Venice, Florida is a proven coastal leisure market drawing year-round visitors to its Gulf Coast beaches, world-famous shark tooth shoreline, and proximity to Sarasota's cultural corridor. For the right buyer, Island Breeze Inn represents a rare opportunity to acquire a cash-flowing hospitality property and reposition it as a high-yield daily rental portfolio on Airbnb, Vrbo, and Booking.com. Short-term rental rates in this market typically run 2 to 3 times higher than traditional extended-stay models — with the pool, diversified unit mix, and manager suite already in place to support a full STR operation from day one.

# Property Specs

## Building details

- Property type: Hospitality / Motel
- Total units: 21
- Number of buildings: 3
- Stories: 1
- Year renovated: 2022/2025
- Pool: Yes — on-site
- Laundry: Yes — on-site guest facility
- Zoning: ST2 - SOUTH TRAIL: SUBAREA 2
- Land Area : 21,000

## Utilities & Infrastructure Past 5 Years

- 2 separate electric meters
- 2 separate water meters
- 1 gas meter
- Individual window A/C units — no central HVAC liability
- Separate metering allows building-by-building cost tracking
- Straightforward utility infrastructure — low operational complexity

## Interior character Architectural features & finishes

- New TPO roof installed on all 3 buildings — 2025
- New flooring throughout most guest units — 2022
- Individual window A/C units in every room
- On-site laundry facility for guests and operations
- Manager suite included — supports live-in ownership
- Clean, well-maintained common areas and grounds

## Location Surrounding landmarks

- Positioned directly on Tamiami Trail (US-41)
- Minutes from Venice Beach and Caspersen Beach
- Close proximity to downtown Venice
- Near Venice Art Center
- Approximately 20 miles south of Sarasota
- Easy access to I-75
- Minutes from Sarasota Memorial Hospital
- Near Venice Train Depot — Amtrak station

## Ideal for Buyer & tenant profile

- Owner-operator looking investment with built-in manager suite
- STR investor seeking Airbnb & Vrbo opportunity
- 1031 exchange buyer seeking a cash-flowing Florida asset
- Value-add investor
- First-time hospitality investor — manageable 21 units
- Boutique hotel operator looking to expand
- Short-term rental portfolio add
- Private investor seeking diversification

## Unit Mix

- 7 king bed units
- 7 two-bed units
- 4 queen bed units with sofa sleeper
- 2 one-bedroom efficiency units
- 1 manager suite
- 21 total units

# SHORT-TERM RENTAL OPPORTUNITY

Island Breeze Inn presents a compelling short-term rental conversion opportunity for the right buyer. With a renovated physical plant, an on-site pool, and a diverse unit mix already in place, the property is purpose-built for daily rental success on platforms such as Airbnb and Vrbo. Venice, Florida's year-round coastal leisure demand, combined with a peak season that runs November through April, creates a strong and predictable revenue environment for an experienced STR operator. Nightly rates in this market consistently run 2 to 3 times higher than traditional motel average daily rates — representing a direct and meaningful uplift to gross revenue without any change to the physical asset. For the right buyer, this is not just a stabilized hospitality investment — it is a repositioning opportunity with a clear and executable path to a significantly higher income profile.

## Highlights

- STR nightly rates in the Venice market run 2–3× traditional motel ADR
- 20 of 21 units immediately eligible for daily rental listing on Airbnb and Vrbo
- On-site pool — the most-searched amenity filter on STR platforms in Florida
- On-site laundry supports fast same-day turnovers and longer guest stays
- Manager suite enables live-in owner-operator — eliminating third-party PM fees

- 2022/2025 renovation delivers a guest-ready property with minimal pre-launch capital required
- Diverse unit mix serves couples, families, and extended-stay guests simultaneously
- Three separate buildings allow a phased rollout and unit-by-unit launch strategy
- Venice peak season drives occupancy and nightly rates to their highest levels November through April
- Dynamic pricing tools deployable from day one to maximize revenue across all seasons



# *Area Overview*







US 41

US 41

US 41



# VENICE OVERVIEW

## Discovering the Charm of Venice, Florida

Situated in Sarasota County, Florida, Venice is a charming city that features "Venice Island"—a part of the mainland linked by bridges over the Intracoastal Waterway. To the north, you'll find Nokomis, while Englewood lies to the south.

Visitors to Venice can explore a range of attractions, including the renowned Venice Beach, celebrated for its offshore coral reef, and Caspersen Beach, famous for the abundance of shark teeth along its shoreline. A must-visit is Venetian Waterway Park, where multi-use trails follow the Intracoastal Waterway.

For those in search of a serene green escape, Centennial Park boasts an interactive fountain, and the Monty Andrews Arboretum at West Blalock Park provides a peaceful area for leisurely strolls. Additionally, Oscar Scherer State Park is a wonderful destination, offering chances to spot Florida scrub jays and other local wildlife.



### DIVERSIFYING ECONOMY

Infotech, life sciences, professional services and clean technology are some of the growing sectors propelling the economy.



### MANUFACTURING

The Sarasota metro is home to many manufacturing companies including PGT Innovations, Sun Hydraulics Corp., Helios Technologies and Tervis.



### TOURISM INDUSTRY

A warm year-round climate, miles of beaches and an abundance of activities and attractions draw millions of tourists to the region during a typical year.

# Highlights



Venice has gained recognition in several rankings, including being listed as one of the top 10 Happiest Seaside Towns by Coastal Living. It also ranked second for livability in Florida according to the U.S. Chamber of Commerce and was included in the 100 Best Cities to Live in Florida, alongside seven other communities in Southwest Florida.



Discover the Largest Per-Capita Community Theater in the US Venice Theatre, with an operating budget of almost three million dollars, holds the title of the largest per-capita community theater in the United States.



Venice, Florida, is renowned for its breathtaking natural beauty and world-class beaches. But did you know that this Gulf Coast city is also steeped in fascinating history and culture? Explore this captivating town beyond its 14 miles of pristine coastline to uncover its rich cultural heritage.



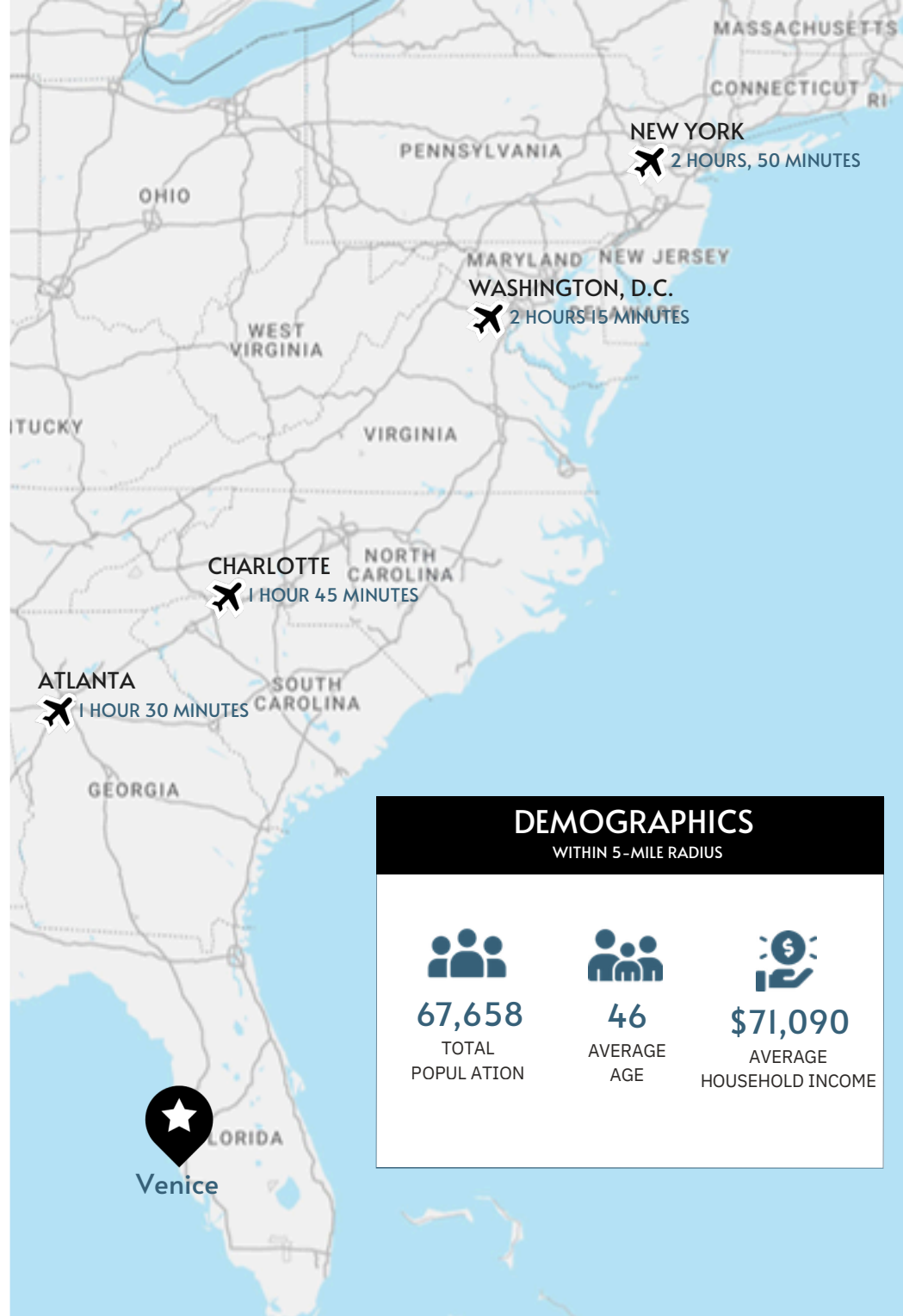
The economy of Venice, Florida, is primarily driven by tourism, thanks to its beaches and outdoor activities, along with seasonal visitors. Real estate and development, especially in retirement and residential communities, significantly contribute to economic growth. The healthcare sector is also expanding due to increased demand from the growing retiree population.

# ACCESSIBILITY AND CONNECTIVITY

Exploring Transportation and Flights in the Sarasota County Area  
 Situated in the southeastern part of the United States, Nokomis is bordered to the east by Interstate 75, a significant highway stretching 1,786 miles from Sault Ste. Marie at the Canada/U.S. border to Miami. Downtown Sarasota is easily accessible via the Fruitville Rd exit, while the historic Tamiami Trail (US-41) has connected Tampa and Miami since the 1920s. The Sarasota-Bradenton International Airport is a major hub for various airlines, including U.S. Airways, American Airlines, Delta, JetBlue, United, and Air Canada. In 2022, the airport welcomed nearly 3.8 million passengers, both from domestic and international flights.

CITY	FLIGHT TIME
ATLANTA	1 Hour 30 Minutes
CHARLOTTE	1 Hour 45 Minutes
WASHINGTON, D.C.	2 Hours 15 Minutes
NEW YORK CITY	2 Hours 50 Minutes

CITY	DRIVE TIME
TAMPA	1 Hour 20 Minutes
ORLANDO	2 Hours 45 Minutes
MIAMI	3 Hours 15 Minutes
JACKSONVILLE	4 Hours 45 Minutes



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## ***Experienced Real Estate Professional***

*Born in Sturgis, Michigan, Isaiah moved with his family to Lancaster County, Pennsylvania, in 2011. With a strong entrepreneurial spirit and a desire to create value through meaningful work, he explored various jobs before spending seven years in residential and commercial construction. It was during this time that he discovered a local real estate meet-up in Lancaster County—an introduction that would change the course of his career. In the spring of 2022, Isaiah fully committed to real estate as both an agent and investor. His passion for helping others and building lasting relationships quickly became the foundation of his business. In 2023, Isaiah relocated to Sarasota, Florida, where he joined Harry E. Robbins Associates, Inc., introduced by a friend and colleague. His focus is on serving clients and investors through residential multi-family and self-storage properties, aiming to generate consistent, long-term cash flow. “I am grateful for the opportunity to continue to grow and serve in my local community both personally and professionally,” Isaiah shared in a recent interview. With a core commitment to respect, honesty, integrity, loyalty, and professionalism, Isaiah believes in prioritizing relationships over transactions—a mindset that consistently leads to exceptional results.*

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## **Experienced Real Estate Professional**

*Marlin fell in love with Sarasota's warm climate and moved here in 2006 to escape the cold Ohio winters. That move was one of the best decisions he ever made. In Sarasota, he found a home of over 14 years, his wife, and, eventually, real estate. After receiving his real estate license in October of 2017, he has cultivated a diverse portfolio, ranging anywhere from quarter-acre lots and 1,000 square foot condos to commercial apartment buildings and multi-million-dollar homes. As one's home is typically the largest asset in their personal net worth, he considers it an extreme honor to be trusted to help his clients navigate the complex process of such a large transaction. His success can be attributed to three attributes: his honest and straightforward communication at every stage in the home buying or selling process, his relentless work ethic, and his proven effectiveness in negotiating deals. Marlin sees himself not as someone simply looking for the next transaction, but as someone who is ready to go to work for his clients to discover the best options in the Sarasota area to fit each of his clients' individual needs. His advice to all his clients is, "If you don't love it, don't buy it. My commitment to you is, and always will be, to search until we find the one you love."*



HARRY E.

**ROBBINS**

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