



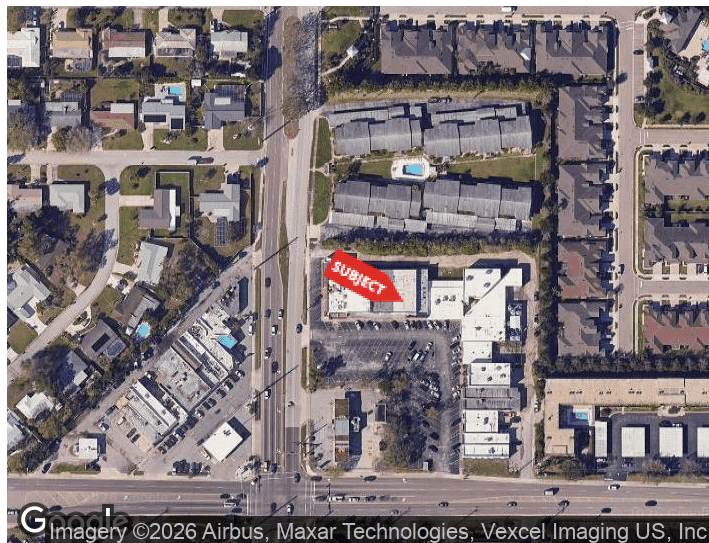
3627 WEBBER ST

SARASOTA, FLORIDA 34232

PROPERTY HIGHLIGHTS

- No association fees
- 2,918 SF two-story building with dedicated entrances for each unit
- CG zoning supporting a wide range of commercial uses
- Ideal for investor or user

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	716	1,696	5,643
Total Population	1,363	3,266	11,804
Average HH Income	\$106,344	\$102,393	\$97,956



For More Information

MARCIA CUTTLER

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SARASOTA, FL 34232



OFFERING SUMMARY

Sale Price:	\$699,000
Building Size:	2,918 SF
Number of Units:	2
Price / SF:	\$239.55
Year Built:	1982
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 3627 Webber St, Sarasota

Property Type: Two-Story Office/Retail

Property Size: 2,918 SF

This well-maintained commercial property offers a versatile office and retail layout with CG zoning, strong visibility, and no association fees. Ideal for an owner-user or investor seeking a stabilized asset with flexible use options.

First Floor - Class A Office (1,459 SF)

The ground floor features a turnkey office layout including three rooms with sinks, a private office, reception area, waiting room, kitchenette, two restrooms, and a rear exit.

Second Floor - Open Floor Office/Retail (1,459 SF)

The second floor offers a large open-concept area with a private exterior entrance and an additional restroom.

Bring all offers.

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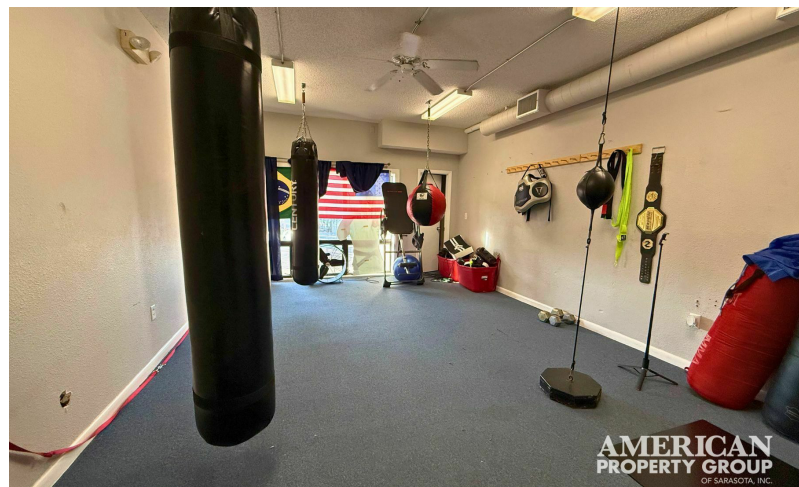
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**AMERICAN
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FOR SALE OR LEASE

AMERICAN PROPERTY GROUP
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MARCIA CUTTLER
COMMERCIAL REAL ESTATE SPECIALIST
INVEST IN AMERICA. BUY REAL ESTATE.

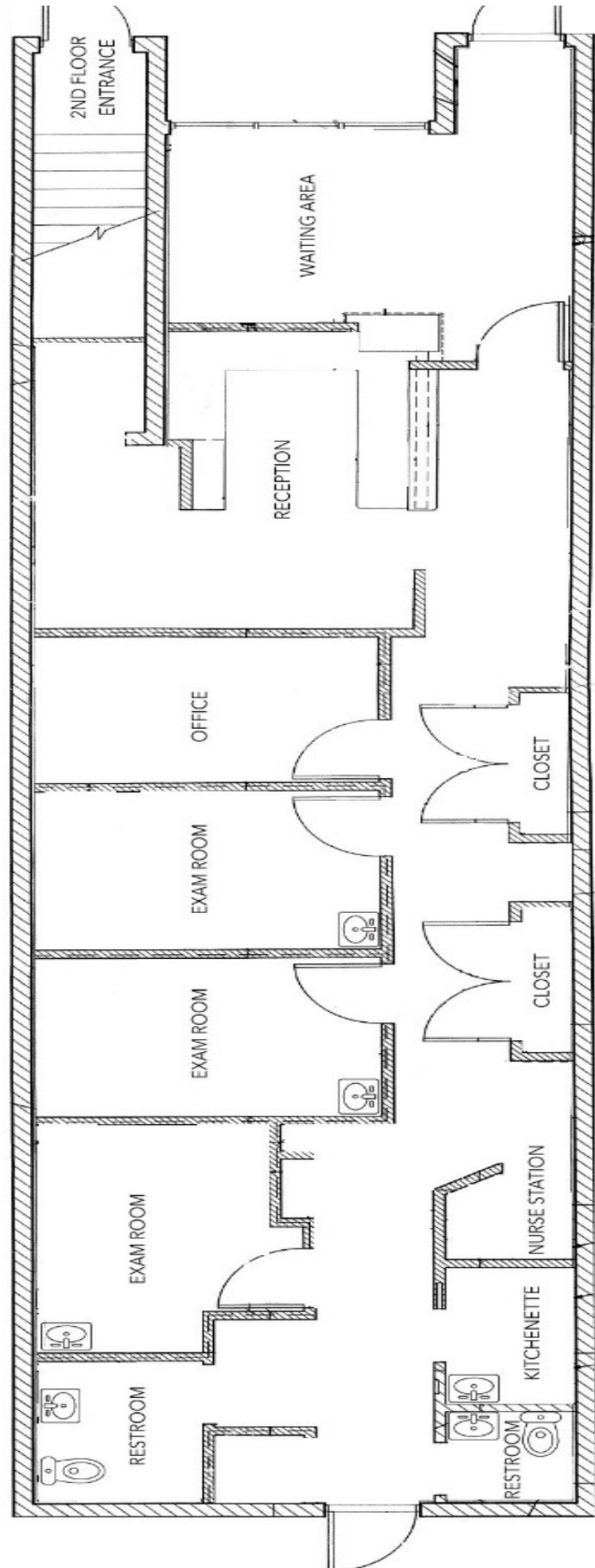
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**3627 Webber St.
Sarasota, FL 34239**

2 Story +/- 2918 SF Total

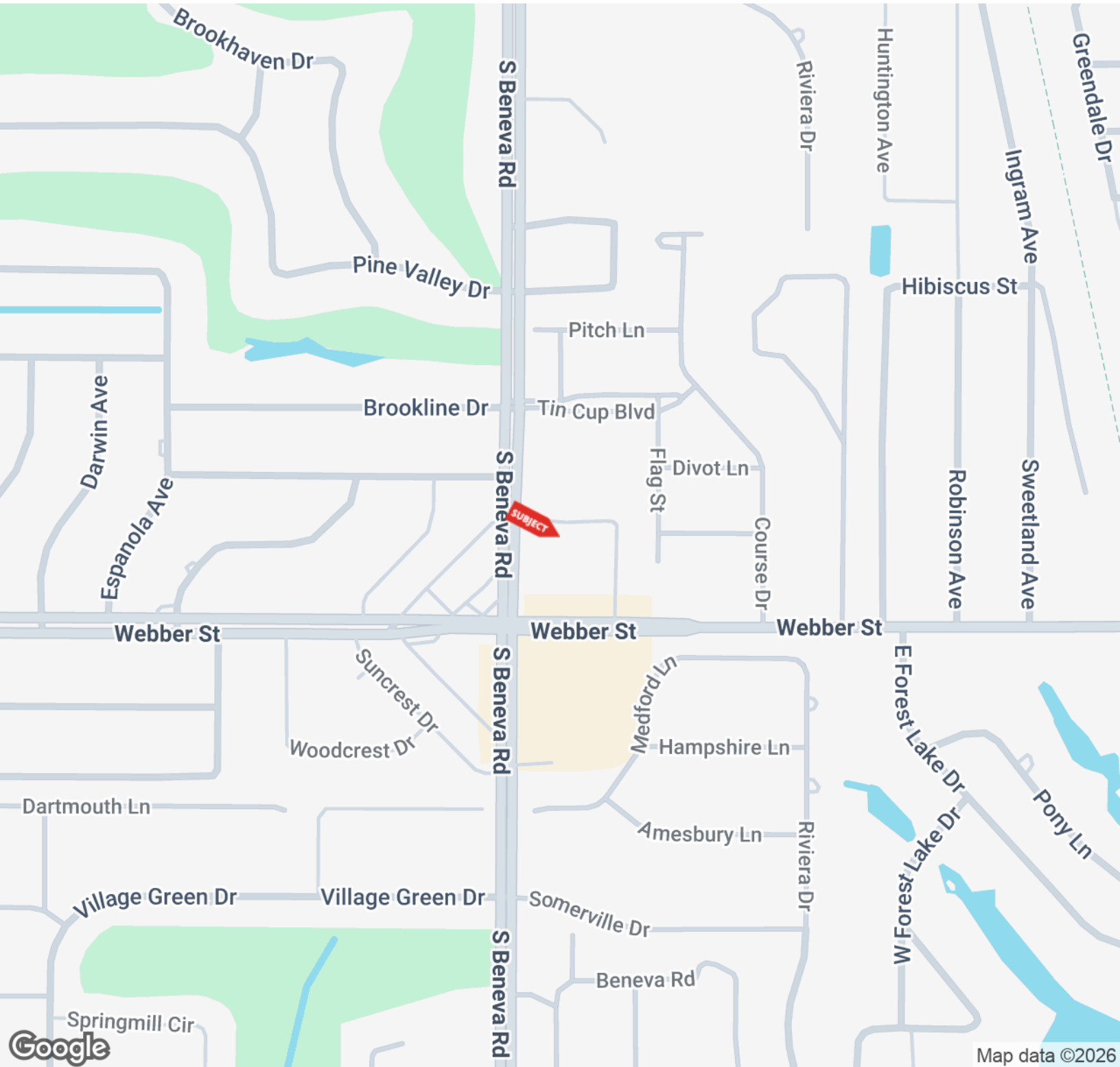
1st FLOOR WILL BE VACANT

2nd FLOOR IS LEASED SINCE 2017
TO A MARTIAL ARTS COMPANY.



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SARASOTA, FL 34232

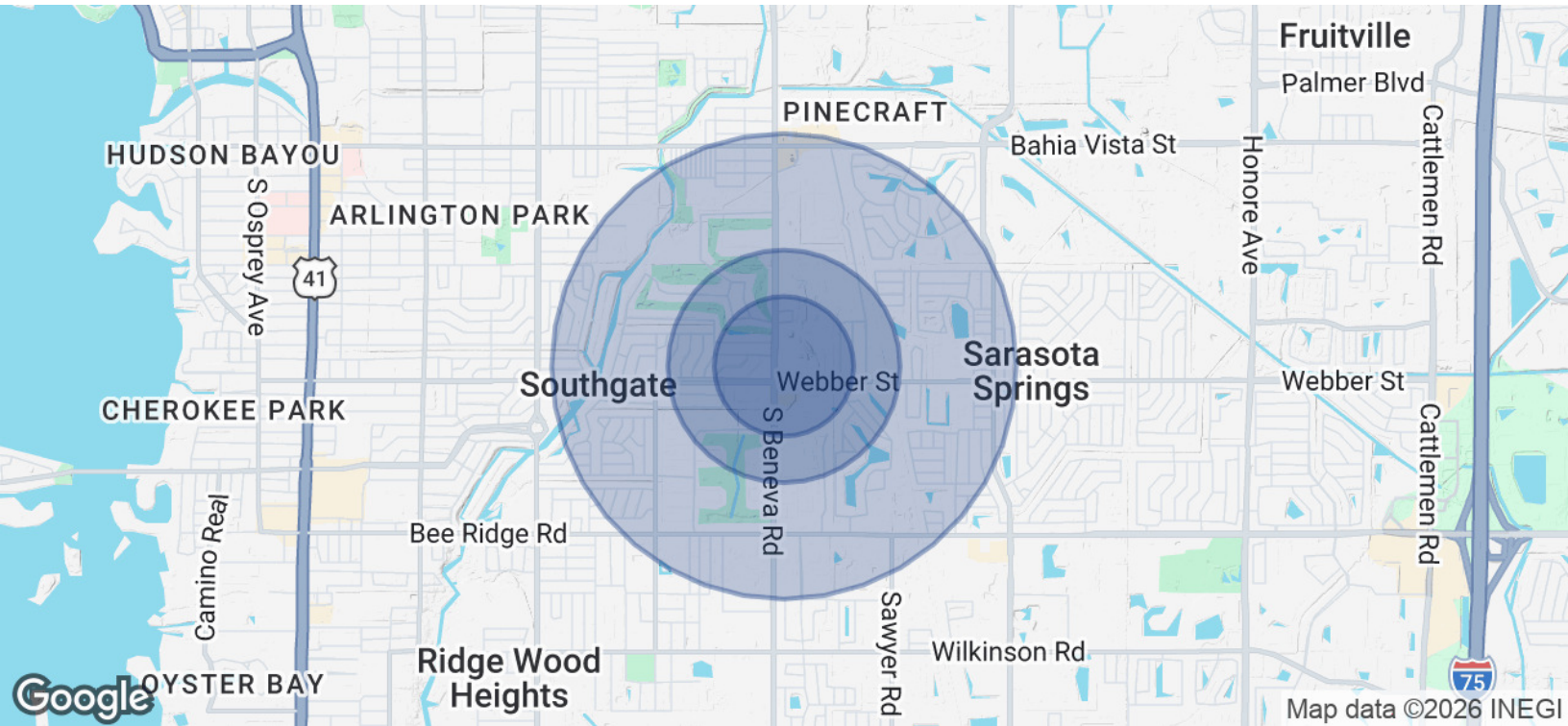


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SARASOTA, FL 34232



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,363	3,266	11,804
Average Age	54	54	50
Average Age (Male)	53	53	49
Average Age (Female)	55	54	51
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	716	1,696	5,643
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$106,344	\$102,393	\$97,956
Average House Value	\$376,864	\$364,750	\$358,749

2020 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

American Property Group of Sarasota Inc

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