



941 VIRGINIA DR

941 VIRGINIA DRIVE, SARASOTA, FL 34234

LEE DELIETO JR.

BROKER ASSOCIATE
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MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



PROPERTY SUMMARY

PROPERTY DESCRIPTION

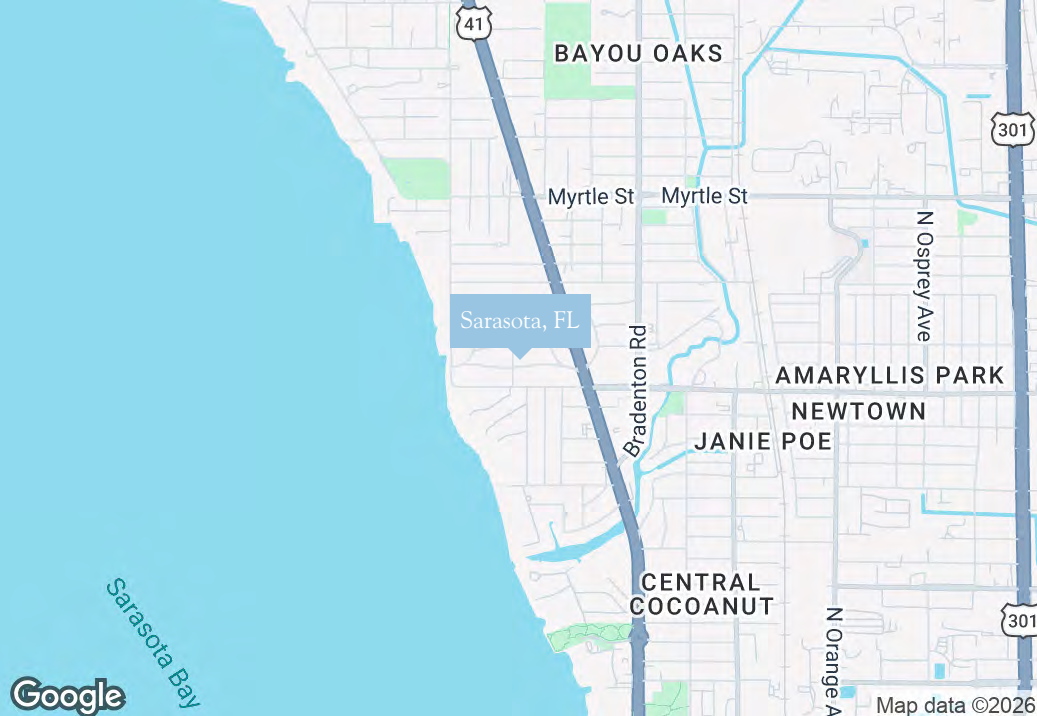
Introducing an exceptional investment opportunity in the Sarasota Bradenton North Port area. This property, located at 941 Virginia Dr, features a 3,493 SF building comprising 4 units. Built in 1945 and thoughtfully renovated in 2015, it offers a perfect blend of historic charm and modern comfort. Zoned RSF-3, this property provides great potential for multifamily/low-rise/garden investors seeking to capitalize on the thriving local market. With its attractive features and prime location, including proximity to key amenities and attractions, 941 Virginia Dr presents an ideal opportunity for those looking to invest in the dynamic Sarasota area.

- Highlights:
- Established business for over 10 years
 - Over 500 Five-Star Reviews. Sale includes, business name, repeat clients, all promotion rights and training.
 - Top Platform Placement on Vrbo and Airbnb Strong Repeat Guest Base that Supports Steady Demand.
 - Resort-Style Amenities: Private Screened-In Pool

OFFERING SUMMARY

Sale Price:	\$1,450,000
Number of Units:	4
Lot Size:	16,233 SF
Building Size:	3,493 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	334	853	3,302
Total Population	842	2,396	8,364
Average HH Income	\$82,898	\$80,082	\$78,562



LOCATION DESCRIPTION

Located in the vibrant Sarasota Bradenton North Port market, 941 Virginia Dr offers an enticing investment opportunity for multifamily/low-rise/garden investors. The surrounding area boasts a plethora of attractions, including the renowned Ringling Museum, stunning Gulf Coast beaches, and the bustling downtown Sarasota with its eclectic mix of dining and shopping options. The area's strong economic growth and flourishing arts and cultural scene make it an attractive prospect for investors seeking to capitalize on the thriving local market. With its close proximity to key amenities and attractions, 941 Virginia Dr presents an ideal opportunity for those looking to invest in the dynamic Sarasota area.

LOCATION DETAILS

Market	Sarasota Bradenton North Port
Sub Market	Tampa St Pete Clearwater
County	Sarasota
Cross Streets	Virginia Dr and Bon Air Ave
Street Parking	Yes North Side of Street
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	US 41
Nearest Airport	SRQ



Sale Price	\$1,450,000
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LOCATION INFORMATION

Building Name	941 Virginia Dr
Street Address	941 Virginia Drive
City, State, Zip	Sarasota, FL 34234
County	Sarasota
Market	Sarasota Bradenton North Port
Sub-market	Tampa St Pete Clearwater
Cross-Streets	Virginia Dr and Bon Air Ave
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	US 41
Nearest Airport	SRQ

BUILDING INFORMATION

Building Size	3,493 SF
Tenancy	Multiple
Year Built	1945
Year Last Renovated	2015
Gross Leasable Area	3,493 SF
Free Standing	Yes

PROPERTY INFORMATION

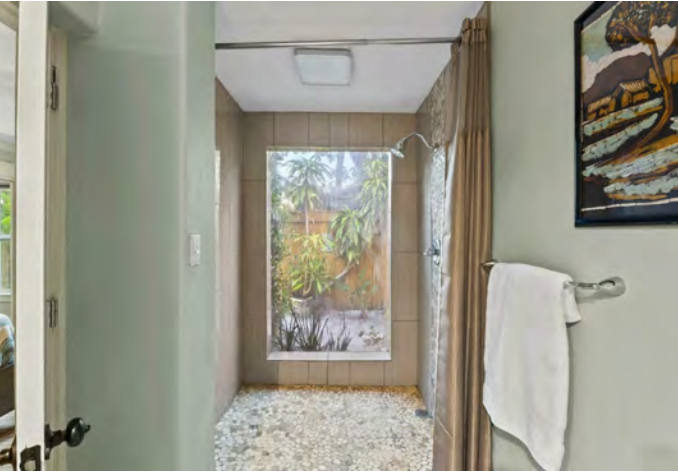
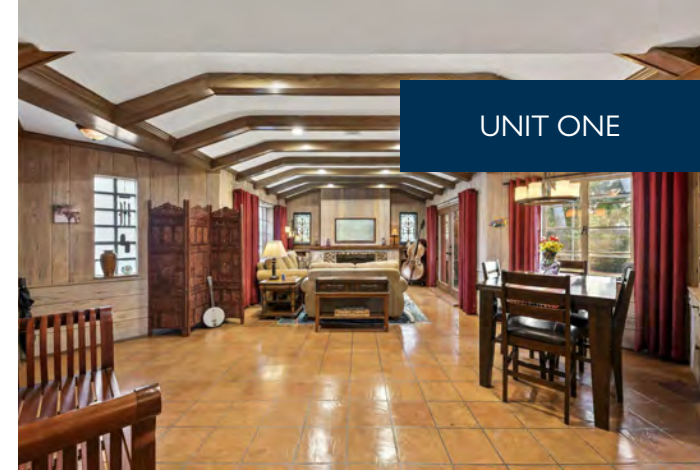
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	RSF-3
Lot Size	16,233 SF
APN #	2005150048

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Central HVAC	Yes
Broadband	Cable

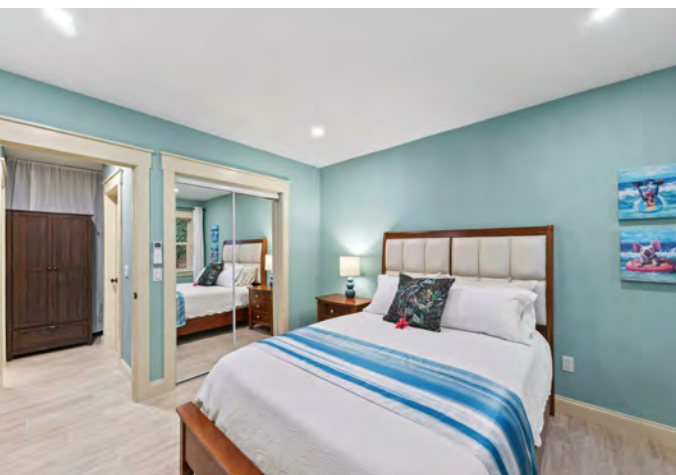








UNIT FOUR



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LOCATION MAP



AERIAL MAP



Google

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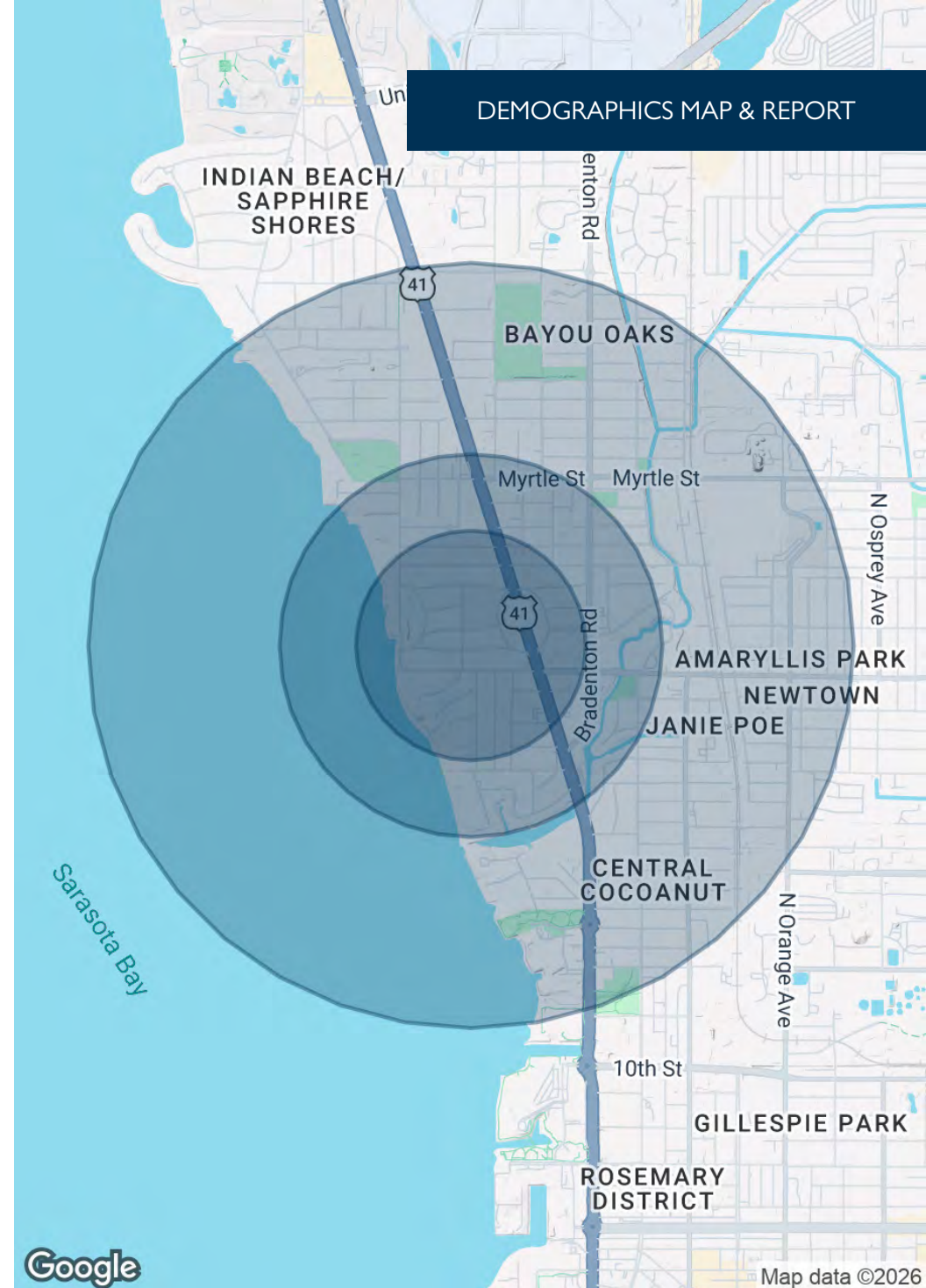
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	842	2,396	8,364
Average Age	43	40	42
Average Age (Male)	43	40	41
Average Age (Female)	44	40	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	334	853	3,302
# of Persons per HH	2.5	2.8	2.5
Average HH Income	\$82,898	\$80,082	\$78,562
Average House Value	\$562,602	\$500,113	\$429,190

2020 American Community Survey (ACS)





VALARIE WADSWORTH

Commercial Advisor

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Direct: 941.780.3858 | Cell: 941.780.3858

FL #BK702502

PROFESSIONAL BACKGROUND

With over 25 years of local expertise and a reputation for excellence, Valarie Wadsworth-DeLieto is a powerhouse in the Sarasota real estate market. Recently transitioning to the commercial division of the DeLieto Team at Michael Saunders & Company, Valarie brings a sophisticated, data-driven approach to every transaction.

Professional Profile
Deep Local Roots: Originally from upstate New York, Valarie has been a Sarasota specialist since 2000, focusing on high-value areas including Downtown Sarasota, St. Armands Circle, and the Barrier Keys.
Award-Winning Performance: Before joining Michael Saunders & Company, she was ranked in the top 3.3% of real estate professionals nationwide at her previous firm.
Elite Service: Her business thrives on longevity, with 90% of her clients coming from repeat business or direct referrals—a testament to her commitment to communication and tenacity.
Strategic Insight: Valarie leverages her deep knowledge of the Sarasota lifestyle and economy to help investors and business owners make informed decisions. She oversees every facet of the transaction to ensure a seamless experience.
Market Expertise
Commercial Sales & Leasing: Serving the Sarasota and Manatee regions through the MS&C Commercial.
Investment Strategy: Utilizing her background in high-end residential and hospitality investments—including her own Airbnb ventures—to guide clients through complex market landscapes.
Digital Connectivity: Valarie stays ahead of market trends via an informative monthly e-newsletter and advanced technology tools, ensuring her clients always have the latest intelligence. If you are looking for specific market data or want to discuss a property valuation, I can help you find those details next.

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**LEE DELIETO JR.**

Broker Associate

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FL #BK702292

PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 20+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies.

In 2005, Lee joined his father, a seasoned Michael Saunders associated, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors. Lee's Commercial real estate services include commercial investment property, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

The DeLieto Team has the proven ability to make every investment, lease, and acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations, both civic and charitable.

Lee Jr. has formerly sat on various boards, including the Greater Sarasota Chamber of Commerce, RASM Commercial Investment Division and Public Policy, Sarasota School of Arts and Sciences, and Plymouth Harbor Board of Trustees as Secretary.

Lee is a graduate of the University of Florida and has lived in Sarasota since 2005.

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**WILL MARTIN**

Commercial Advisor

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PROFESSIONAL BACKGROUND

A Sarasota native with a wealth of area knowledge, Will Martin brings a strong finance background to his commercial real estate career. After graduating Magna Cum Laude from the esteemed Rollins College with a degree in Economics, he went on to work in mutual funds for T Rowe Price in Tampa. He returned to his Sarasota roots in 2016, and quickly realized that his education and professional experience would translate well to the world of commercial real estate.

Will believes in giving back to the community and has enjoyed involvement with Habitat for Humanity, Give Kids the World Foundation, Rollins Immersion Program, and the Special Olympics. He studied abroad in London while in college which sparked his passion for travel, and in his free time you can also find him watching the Tampa Bay Lightning, fishing or playing Ultimate Frisbee.

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**SPENCER BRANNEN**

Commercial Advisor

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PROFESSIONAL BACKGROUND

Spencer Brannen is a Sarasota native whose roots run deep in the community. With a passion for real estate, he's excited to bring his local knowledge to the industry. An admirer of his mother's commitment to improving lives through The Salvation Army, Spencer values compassion, trust, and honesty. He's pursuing a business degree and draws inspiration from his grandfather, a respected realtor. Spencer loves Sarasota's charm, beautiful beaches, and tight-knit community. Embarking on his real estate career, he aims to make a positive impact. He joined Michael Saunders & Company due to their reputation for professionalism and integrity and adds to this his core values of authenticity, honesty and hard work. Spencer's goal is to enhance Sarasota's allure and become an essential part of its real estate landscape.

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.