

**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.



**EXCEPTIONAL A+  
OFFICE WITH AN  
A+ APARTMENT**

1670 STICKNEY POINT RD  
SARASOTA, FLORIDA 34231

**PROPERTY HIGHLIGHTS**

- ±1,632 SF office and one-bedroom apartment
- High-end renovation completed in 2023
- New electrical and plumbing systems
- Contemporary Class A interior finishes
- Wood flooring and impact-rated windows
- Two offices with an adjoining acoustic soundproof wall
- Roof approximately three to four years old
- Beautifully landscaped private patio
- Flexible seasonal, six-month, or annual rental potential
- Close to US-41, Siesta Key, and its world-renowned beaches



For More Information

**MARCIA CUTTLER**

Agent/Associate

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[marcia@americanpropertygroup.com](mailto:marcia@americanpropertygroup.com)



# SARASOTA, FL 34231



## OFFERING SUMMARY

|                |                             |
|----------------|-----------------------------|
| Sale Price:    | \$729,000                   |
| Building Size: | 1,632 SF                    |
| Lot Size:      | 6,660 SF                    |
| Price / SF:    | \$446.69                    |
| Renovated:     | 2023                        |
| Zoning:        | OPI                         |
| Market:        | Sarasota                    |
| Submarket:     | Osprey, Nokomis, and Venice |

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1670 Stickney Point Rd, Sarasota, FL.

This extensively renovated office and apartment property offers a unique investment or owner-user opportunity in a highly desirable Sarasota location. Positioned between South Tamiami Trail and Midnight Pass Road, the property provides convenient access to Siesta Key, surrounding residential communities, shopping, dining, and professional services.

The building was gutted and renovated by a high-end builder in 2023, resulting in contemporary, Class A interiors with quality finishes throughout. The office space features wood flooring, impact-rated windows, and two offices separated by an adjoining acoustic soundproof wall. Updates also include new electrical and plumbing systems, while the roof is approximately three to four years old.

The one-bedroom apartment includes a washer and dryer, creating flexibility for long-term, seasonal, or six-month rental income. An attractively landscaped private patio at the rear of the property provides an inviting outdoor space for entertaining or relaxing.

An owner-user may occupy the office while leasing the apartment, utilize both spaces privately, or maintain the apartment as accommodations for visiting clients, employees, or guests. The property is also located approximately one-eighth of a mile from Benderson Development's new project near the intersection of Stickney Point Road and South Tamiami Trail, positioning it near anticipated new activity and growth.

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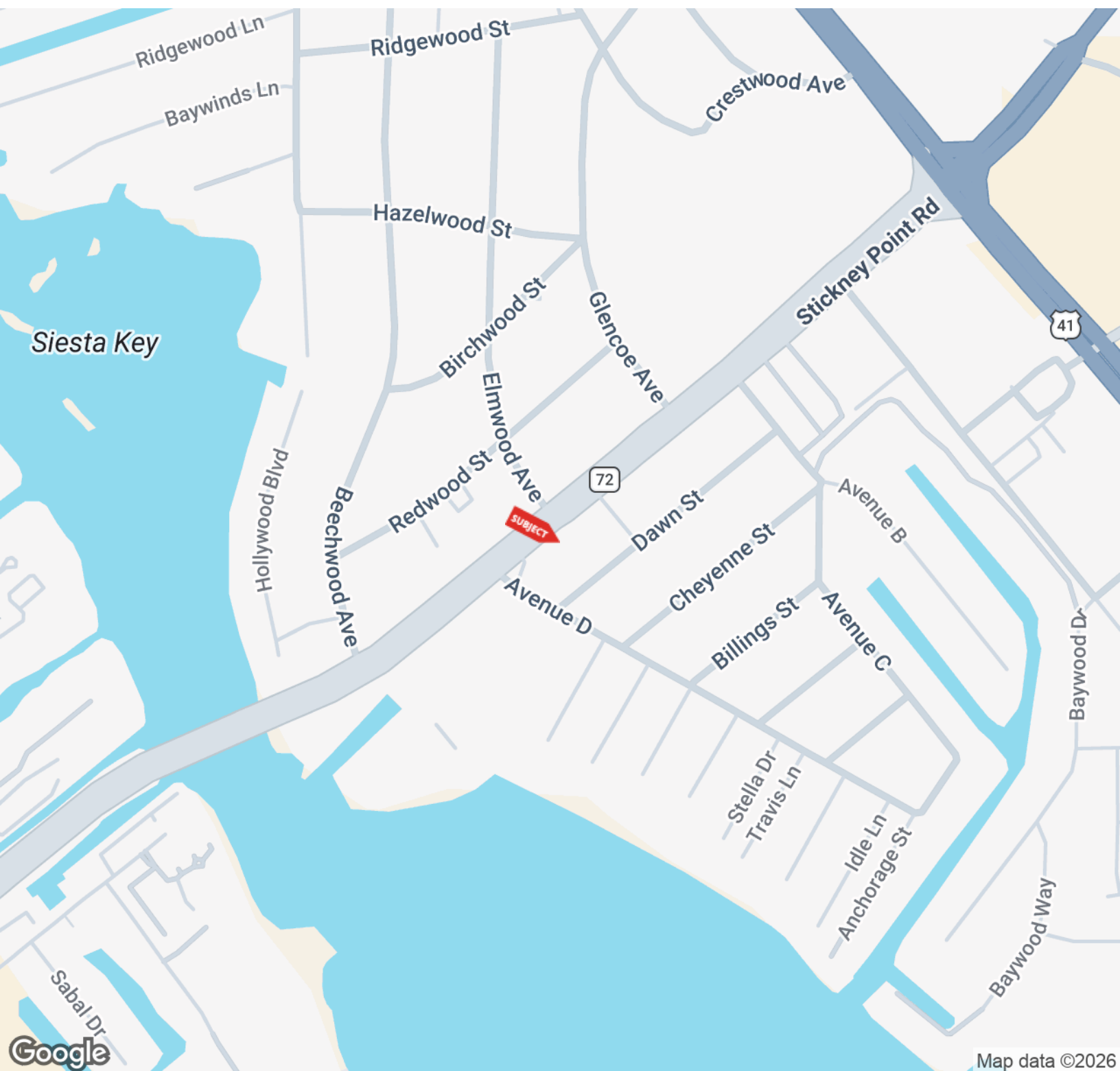
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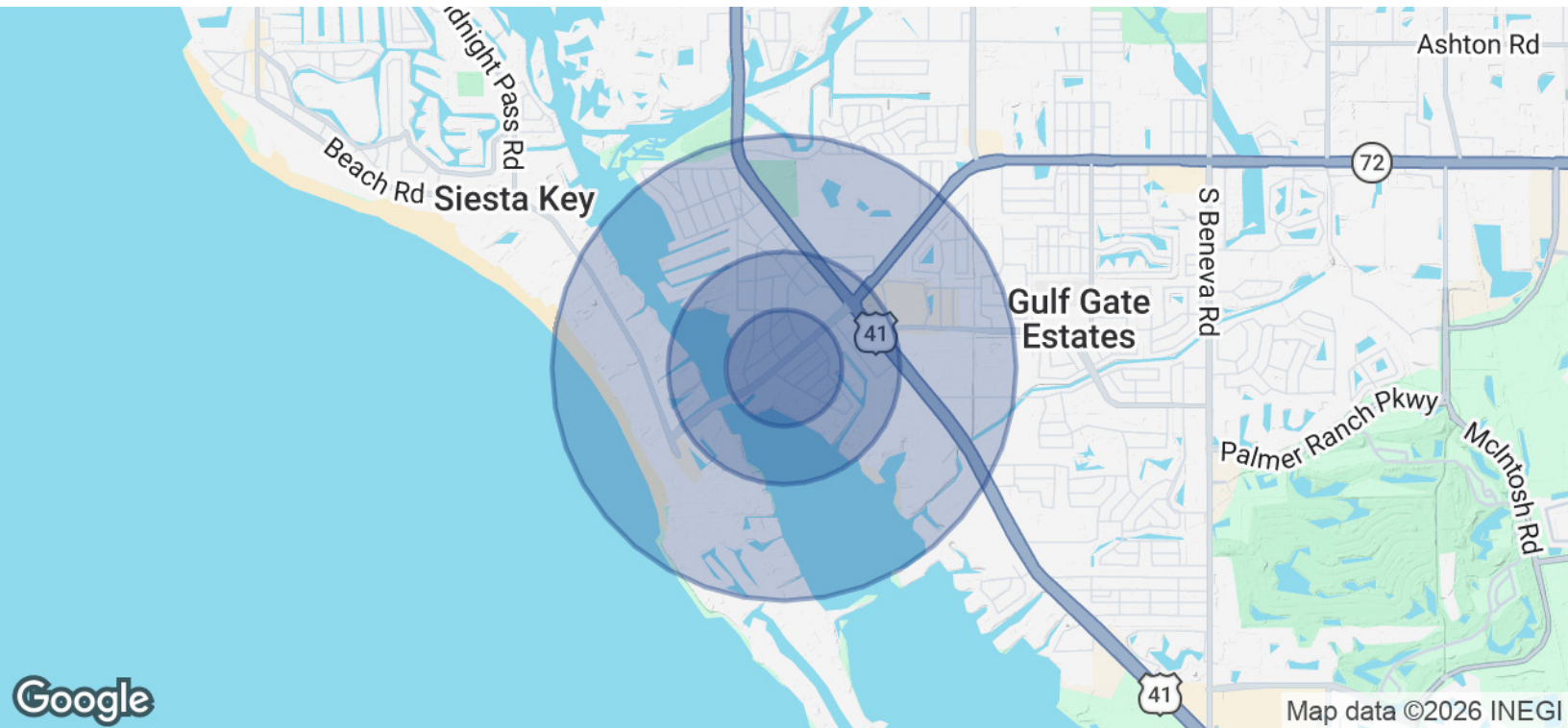
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 267        | 1,206     | 6,022  |
| Average Age          | 57.2       | 58.5      | 57.3   |
| Average Age (Male)   | 56.3       | 57.1      | 54.8   |
| Average Age (Female) | 58.0       | 59.4      | 59.1   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 119        | 598       | 3,054     |
| # of Persons per HH | 2.2        | 2.0       | 2.0       |
| Average HH Income   | \$125,167  | \$132,807 | \$130,050 |
| Average House Value | \$436,124  | \$490,167 | \$571,582 |

2023 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

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