



Michael Saunders & Company

Commercial
LICENSED REAL ESTATE BROKER

2 BUILDINGS - 3,040 SQ. FT. OFFICE - 5,000 SQ. FT. WAREHOUSE



508 EAST COLONIA LANE

NOKOMIS, FLORIDA

SALE \$329,000

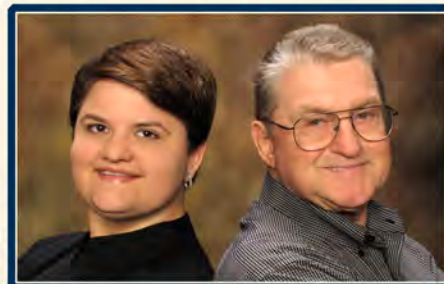
ALL PROPERTIES ARE FEATURED AT

www.SARASOTA-INDUSTRIAL.COM

941.957.3730
OFFICE

ROBERTA "BJ" KOLTON

RobertaKolton@MichaelSaunders.com



941.552.5216
FAX

ROBERT "BOB" KOLTON

RobertKolton@MichaelSaunders.com

SPECIALIZING IN INDUSTRIAL & COMMERCIAL PROPERTIES

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Property Information Sheet

508 E. Colonia Lane
Nokomis

Square Feet: 8,040

Sq. Ft. Office: 3,040

Sq. Ft. Shop: 5,000

Land Size: 0.58 Acres (25,350 sq. ft.)

Zoning: C

Year Built: 1985

Electrical (Phase): Single

Amps - Volts: 400 - 110

Ceiling Height: 8' - 14'

Overhead Doors: 10

Loading Dock: No

Fire Sprinklers: No

Parking: 15

Taxes: \$3,700.00

Occupancy: At closing or per current lease terms.

Industrial Park: N / A

\$329,000.00

Sales Price

\$40.92

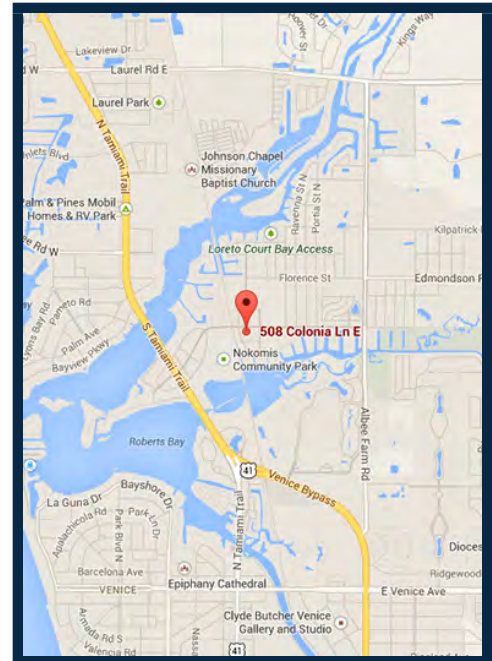
Per Sq. Ft.

\$0.00

Lease Rate

\$0.00

Per Sq. Ft.



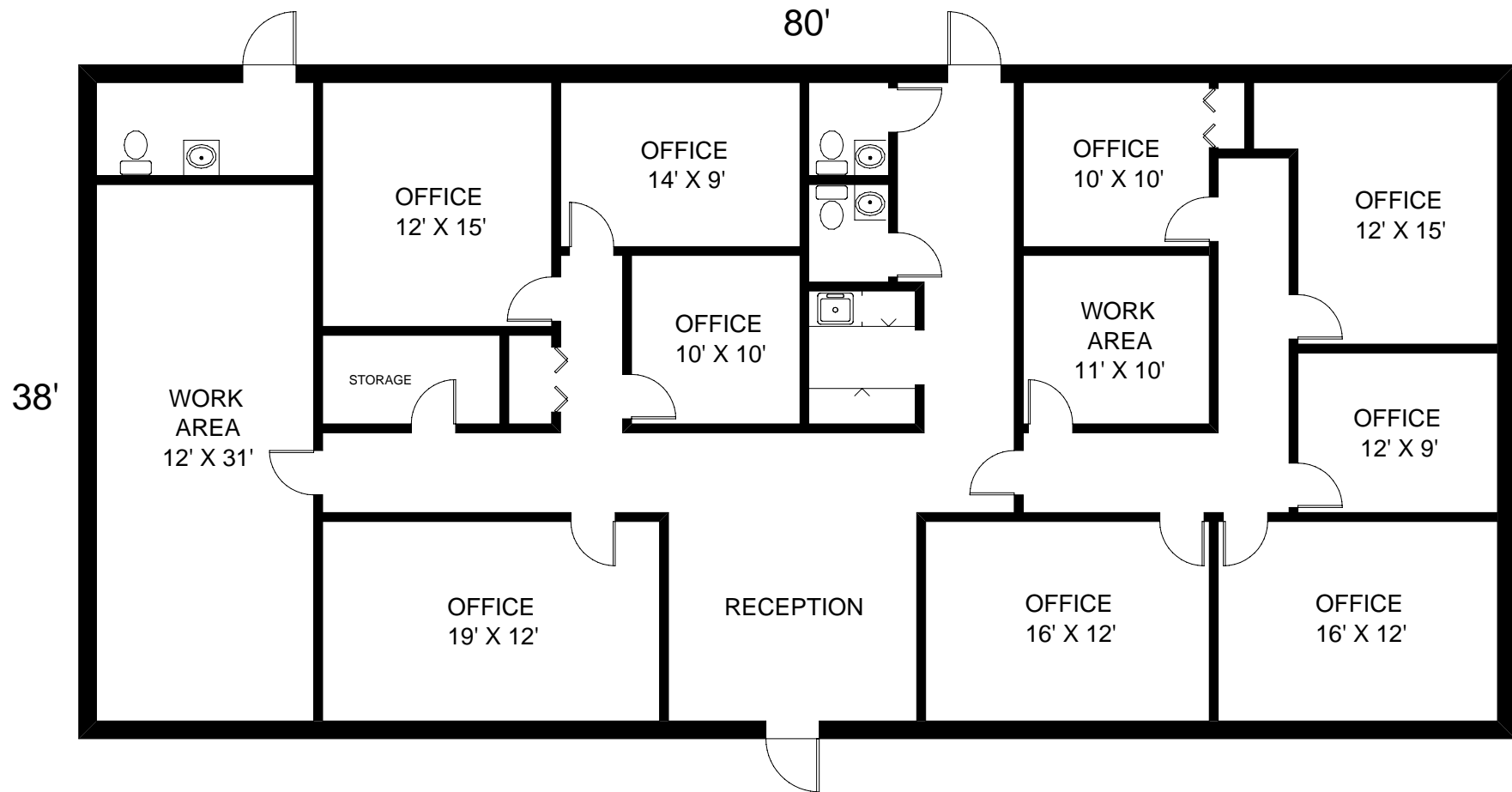
2-building complex located just off N. Tamiami Trail in Nokomis. 3,040 sq. ft. office building in front with reception area, kitchen, several private offices and large open work areas. 5,000 square foot rear warehouse building currently divided into units of 500 and 1,000 square feet.

Warehouse has 14' ceilings, 10 overhead doors, and single-phase power. Well-maintained buildings with good parking. Property currently has several tenants in place, all on month-to-month leases. Excellent opportunity for owner/user/investor to occupy part of the property and have a few tenants to offset their expenses.

DO NOT CONTACT OCCUPANTS. Showings are by appointment only.

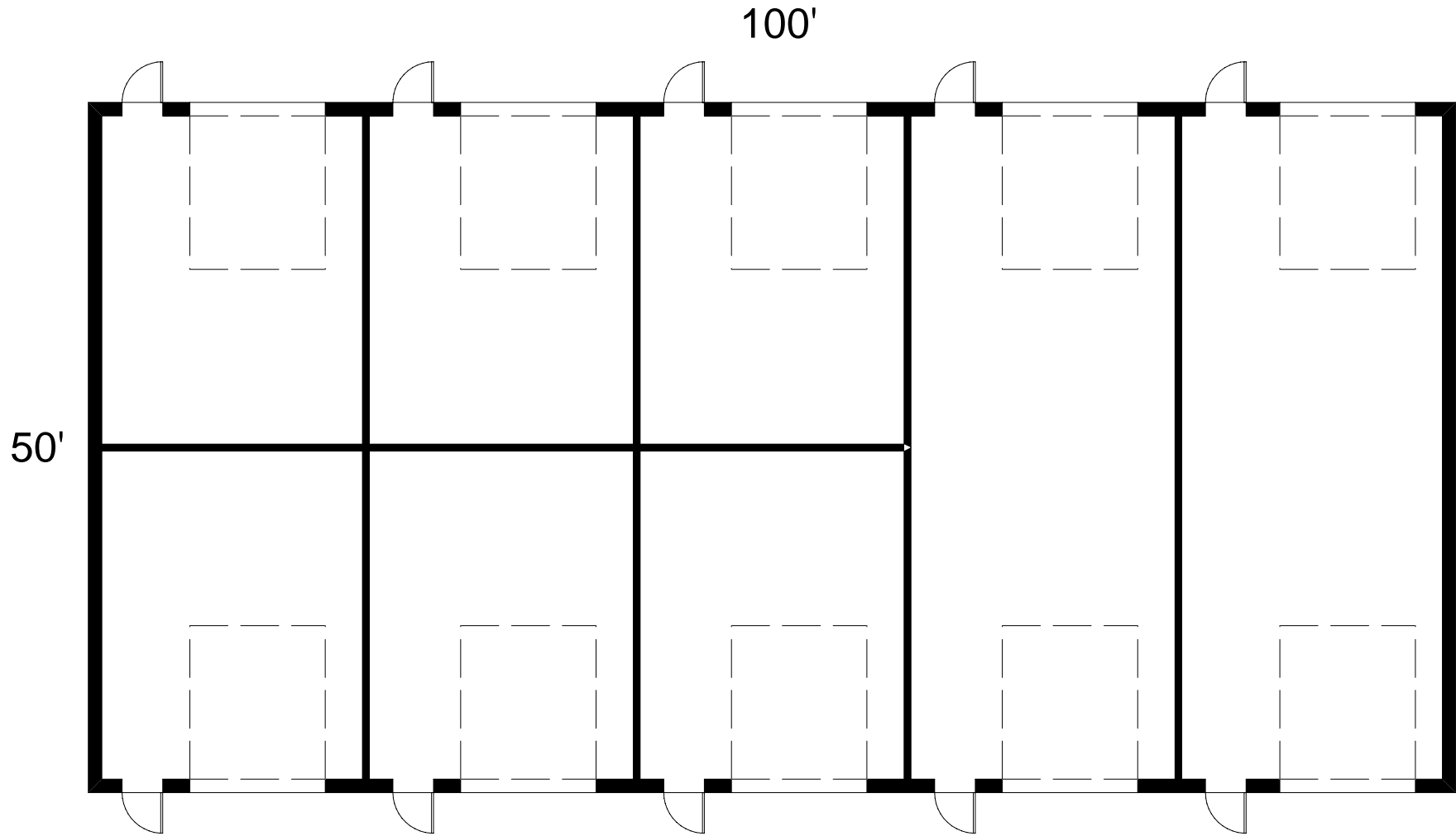
Call Bob or Roberta Kolton at 941.957.3730 for more information.

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