



Michael Saunders & Company®

Commercial  
LICENSED REAL ESTATE BROKER

## 3,200 SQ. FT. OFFICE / WAREHOUSE BUILDING



6691 33<sup>RD</sup> STREET EAST, BUILDING B-3

SARASOTA, FLORIDA

SALE \$195,000

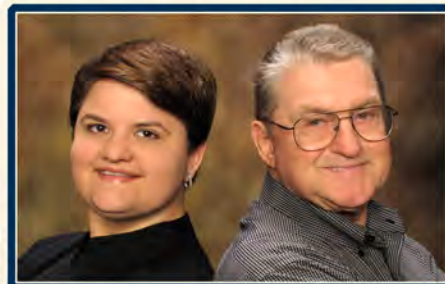
ALL PROPERTIES ARE FEATURED AT

[www.SARASOTA-INDUSTRIAL.COM](http://www.SARASOTA-INDUSTRIAL.COM)

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SPECIALIZING IN INDUSTRIAL & COMMERCIAL PROPERTIES

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## Property Information Sheet

6691 33rd. Street East, Unit B-3  
Bradenton

**Square Feet: 3,200**

Sq. Ft. Office: 350

Sq. Ft. Shop: 2,850

**Land Size: 0.33 Acres** (14,331 sq. ft.)

**Zoning: L-M**

**Year Built: 1986**

**Electrical (Phase): Three**

Amps - Volts: 150 - 110/220

**Ceiling Height: 16'**

**Overhead Doors: 2 - 12' x 12'**

**Loading Dock: No**

**Fire Sprinklers: No**

**Parking: In Common**

**Taxes: \$2,201.34**

**Occupancy: At Closing**

**Industrial Park: ONC Industrial Center**

**\$195,000.00**

Sales Price

**\$60.94**

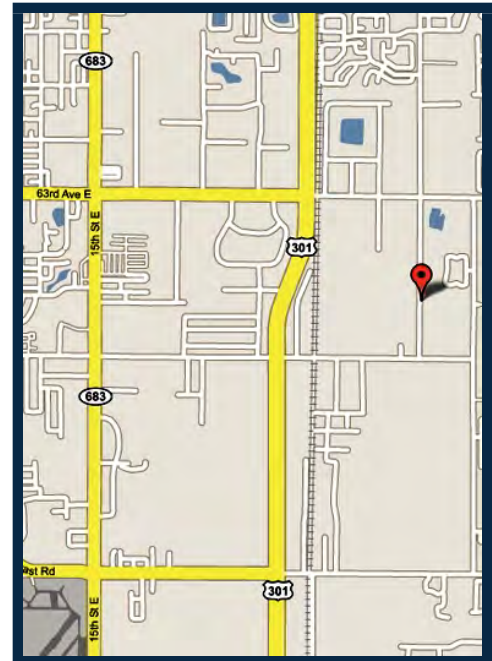
Per Sq. Ft.

**\$0.00**

Lease Rate

**\$0.00**

Per Sq. Ft.

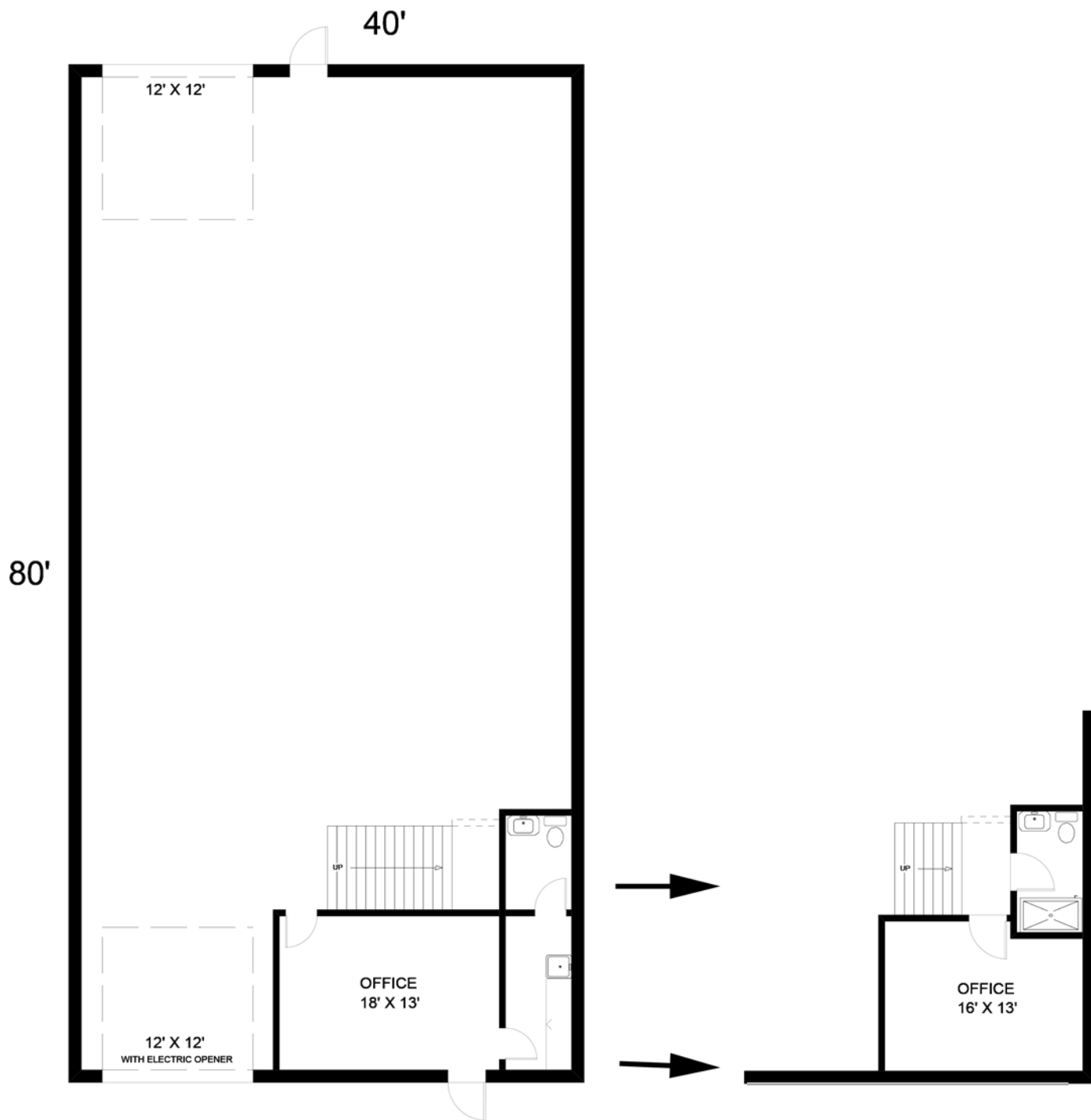


Rare 3,200 sq. ft. free standing condominium building with small office area. Warehouse has 16' ceiling, 150 amp 3-phase power, and two 12' x 12' overhead doors, one with electric opener. Bonus mezzanine storage, along with small office and 2nd restroom. Building is located in the ONC Industrial Center Condominium, a fenced and gated condominium complex. Ideal for car storage, small service business, light manufacturing, distribution or assembly.

Bank owned property, being sold in "as is" condition. Condominium association fee is \$1,280.00 per year. There will be an extra assessment billed to each unit for parking lot repairs scheduled to take place in November. The extra assessment is estimated to be approximately \$2000 per unit and will be due in January 2015.

Call Bob or Roberta Kolton at 941.957.3730 for more information.

THE INFORMATION CONTAINED HEREIN PRESENTED IS BELIEVED TO BE FACTUAL TO THE BEST OF OUR KNOWLEDGE BUT SHOULD NOT BE CONSTRUED TO BE WARRANTED BY MICHAEL SAUNDERS AND COMPANY.



# 6691 33RD STREET EAST

## SARASOTA, FLORIDA

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