



**COLDWELL
BANKER
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NRT

FOR SALE

LAKEVIEW OFFICE PARK BUILDING 6

\$499,000

417 Commercial Ct. Units C & D
Venice, FL 34292

AVAILABLE SPACE

3,201 SF

FEATURES

- Established Office Park
- Located near I-75 and Jacaranda Blvd. Interchange
- Developing Area
- Investor or Owner/User
- Value Added

AREA

Lakeview Office Park is a well established professional and business park. Lakeview is located just off the I-75 and Jacaranda Blvd. interchange in Venice. Also at this locations are a number of amenities such as gas stations, convenience stores, fast food eateries, restaurants, and a large medical building. Value added opportunity.



OFFICE

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[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

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OFFERING SUMMARY

Sale Price:	\$499,000
Cap Rate:	5.02%
NOI:	\$25,055
Lot Size:	0 Acres
Year Built:	2002
Building Size:	3,201 SF
Renovated:	2018
Zoning:	CHI
Market:	Tampa St. Petersburg
Submarket:	Venice
Price / SF:	\$155.89

PROPERTY OVERVIEW

Double Unit 3,201 SF Office condo located in the Lakeview Office Park in Venice. Lakeview Office Park is a well established office and professional park located just off the I-75 and Jacaranda Interchange.

This light and bright double unit office condo was used for a children's therapy practice and was originally two separate office condos that have been combined. The offices feature a main entrance with reception, waiting area and an administrations office. In addition there are seven therapy rooms, two large open rooms for play therapy, two kitchenettes, three restrooms, storage and IT.

The office condos may suit an owner/user or an investor by leasing to a new tenant.

PROPERTY HIGHLIGHTS

- Established Office Park
- Located near I-75 and Jacaranda Blvd. Interchange
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- Value Added

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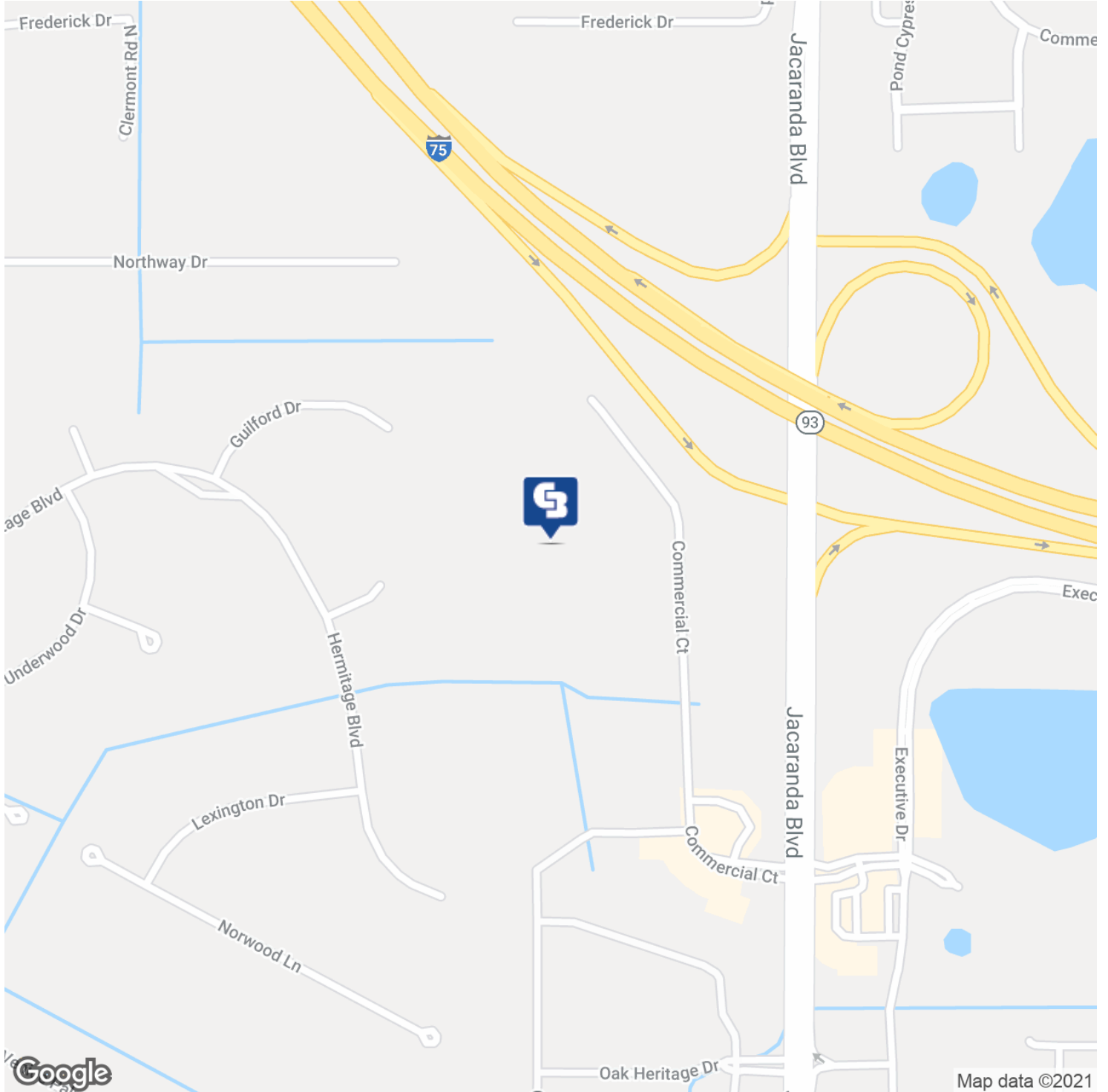
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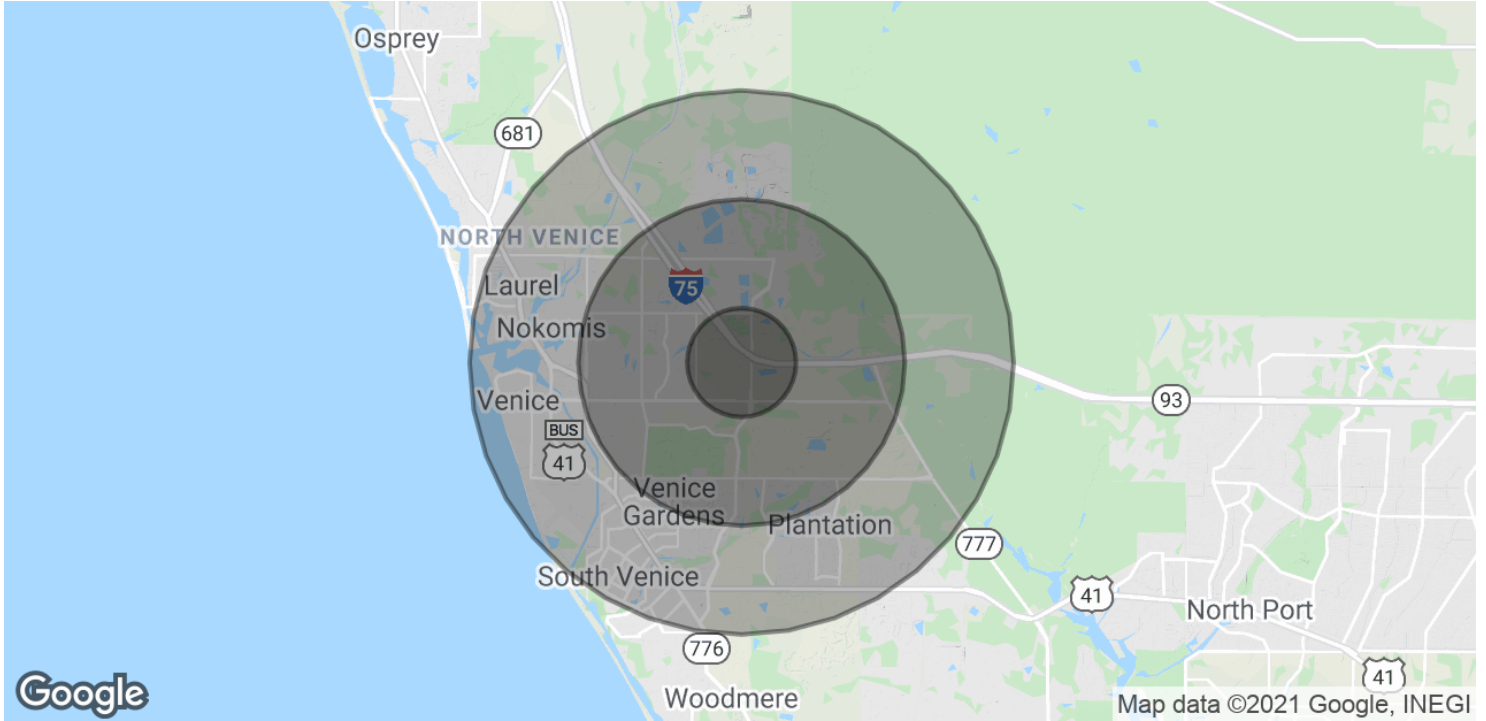
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,757	26,400	65,234
Average age	65.8	64.6	59.9
Average age (Male)	66.6	64.1	59.4
Average age (Female)	65.1	65.0	60.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,457	13,628	32,028
# of persons per HH	1.9	1.9	2.0
Average HH income	\$66,723	\$63,031	\$61,921
Average house value	\$342,194	\$342,235	\$291,266

* Demographic data derived from 2010 US Census

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