

DEREK WAY INDUSTRIAL

4251 Derek Way, Sarasota, FL 34233



OFFERING SUMMARY

SALE PRICE:	\$725,000
CAP RATE:	8.8%
NOI:	\$63,790
LOT SIZE:	20,733 SF
YEAR BUILT:	1978
BUILDING SIZE:	5,760 SF
ZONING:	ILW
PRICE / SF:	\$125.87

PROPERTY OVERVIEW

Great Value Add Investment Opportunity! 8 Unit fully leased Industrial Building, with value add potential. This property is located in busy industrial and business area, that is growing more and more everyday. This is a very sought after area, located off of one of the busiest roads in Sarasota. This property is only 2 miles from Interstate 75. Don't miss this great investment opportunity in Sarasota.

PROPERTY HIGHLIGHTS

- NNN
- Value Add
- Below Market Rents
- Desirable Location

KW COMMERCIAL
206 Harbor Drive S
Venice, FL 34285

MARCO GRAHAM
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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INDUSTRIAL FOR SALE

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