

**KW Commercial Peace River Partners**

**James Quinn — (941) 457-1380**

**Office Property For Sale - In Contract**

## **Janick Professional Center**

**4369 Tamiami Trail, Port Charlotte, FL 33980**



Price:	\$1,500,000
Building Size:	16,775 SF
Price/SF:	\$89.42
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Investment
Commission Split:	3%
Cap Rate:	5%
No. Stories:	2
Building Class:	B
Tenancy:	Multiple
Year Built:	1976
Lot Size:	3.07 AC
APN / Parcel ID:	402226278001
Listing ID	19222777
Last Updated	21 days ago

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### **Highlights**

- US Hwy 41 frontage in Charlotte Harbor Redevelopment District
- Free standing building on 3 acres with or without medical practice
- Building could be purchased with or without adjacent vacant land
- Acre of adjacent vacant land available without building
- 250' off road frontage at both front and back of property
- 2013 FDOT data shows 43,000 daily trips

### **Description**

250' of frontage on US hwy 41/Tamiami Trail on 3+/- acres of land is a 16,775 square foot free standing building which was built as a bank in 1976 and converted to medical offices in 1995. Owner occupant is a primary care physician with a high volume practice which is also available

for sale. Real estate is available with or without the practice. Building is available with or without adjacent acre of vacant land, and acre of vacant land with 250' of frontage on Edgewater Drive is available without building. Great redevelopment opportunity on 3+/- acres with 250' of road frontage on both the front and rear of the property.

FDOT 2013 data shows 43,000 daily traffic count at Hwy 41 and Harborview Dr just one block away. Property sits directly on the southbound side of US Hwy 41 approximately 1 mile north of the Peace River in the Charlotte Harbor Redevelopment District

**Map of 4369 Tamiami Trail, Port Charlotte, FL 33980 (Charlotte County)**



### Additional Photos



Janick Professional Center



250' of frontage on US Hwy 41



Free standing 2 story on 3+/- acres



70+/- parking spaces



Drive thru window access



Adjacent acre of land



250' of frontage on Edgewater Drive



Common entry with access to elevator



Large waiting room



Flat screened TV's in waiting room



Built in reception window



Built in receptionist counter space



Nurse's work station



One of ten exam rooms



Prodecure room



Computer access in exam rooms



Large break room



Second floor common area off elevator



Sub leased office space



Medical records room



Stress test area



Nuclear med area



Second floor waiting room