

FOR SALE

4195

N. TAMIANI TRL
SARASOTA, FL

RETAIL BUILDING



- The property is currently the site of Kasa Sushi Japanese Restaurant, operating successfully since 2016.
- This sale is exclusively for the building and land.
- The tenant's lease can be bought out for \$80,000.
- The current rent for Kasa Sushi, under a NNN lease, is \$2,800 per month. This includes base rent, Sarasota County property tax, landlord's insurance, and sales tax on the rent.
- The tenant has a strong payment history, always paying on time.

For additional information contact:

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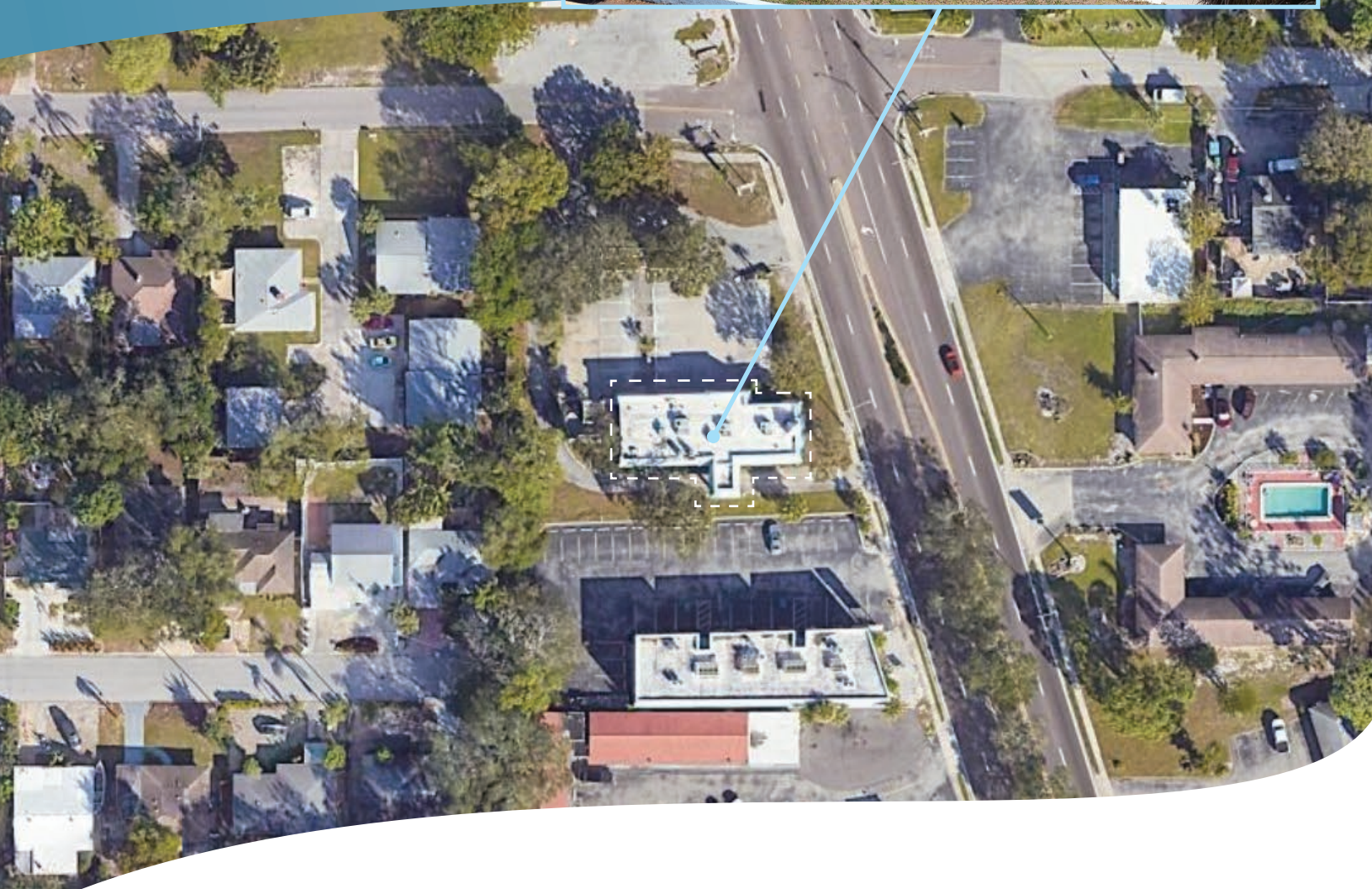
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PROPERTY DETAILS

- Pricing: \$1,200,000
- Property Type: Retail
- Subtype: Restaurant
- Lease Type: NNN
- Tenancy: Single
- Brand/Tenant: Kasa Sushi Japanese Restaurant
- Lease Term: 6.8 years
- Lease Commencement: 11/29/2018
- Lease Expiration: 08/31/2025
- Remaining Term: 1.5 years
- Square Footage: 29,811
- Net Rentable (sq ft): 3,000
- Price/Sq Ft: \$40.25
- Occupancy: 100%
- Year Built: 1987
- Year Renovated: 2016
- Stories: 1
- Zoning: NT
- Lot Size (sq ft): 29,738
- Parking (spaces): 20



RESTAURANT-READY FEATURES

- Quarry tile flooring throughout
- Permit for 56 seats
- Two restrooms
- 20-foot stainless steel hood
- Electric and gas for cooking equipment
- Two walk-in coolers
- If your client is interested in continuing as a restaurant, the current owner will sell equipment and furnishings for \$20,000.

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PROPERTY HIGHLIGHTS

- Lot at corner of busy Tamiami Trail (U.S.41) and 42nd Street. The building is currently occupied by Kasa Sushi and Japanese Restaurant.
- Site is also excellent investment opportunity as City of Sarasota is in the process of approving apartment project on Tamiami Trail north of 42nd St.



REDEVELOPMENT OPPORTUNITY

- The prime location on Tamiami Trail (U.S. 41) at the corner of 42nd Street offers high visibility with a traffic count of approximately 40,000 vehicles daily. It also boasts 190 feet of frontage on Tamiami Trail.
- The City of Sarasota has already approved the development of a 4-story, 225-unit apartment complex extending from 42nd to 47th Street on Tamiami Trail, making this an excellent investment opportunity.
- Concrete parking lot with 20 spaces



LEASE DETAILS

- Lease was signed in 2016 with a 3% annual escalator or CPI (whichever is greater).
- The tenant has options to renew their lease every 3 years, potentially allowing them to operate until 2028.

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