



Ray Brunner

Senior Advisor

SVN | Lotus

4156081942

4156081942

ray.brunner@svn.com

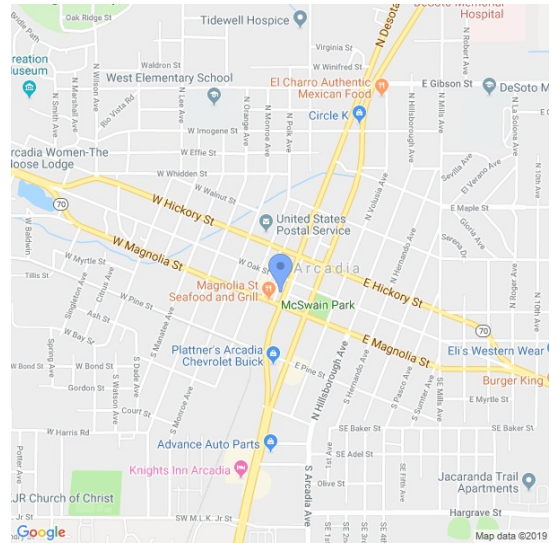
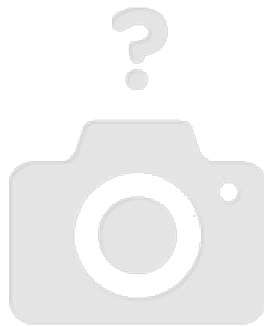


# The Depot

4 WEST OAK STREET , ARCADIA, FLORIDA 34266



COMMERCIAL • OFFICE • FOR SALE



SALE PRICE **\$925,000**

SALE TYPE **INVESTMENT**

ZONING **B-2**

BLDG TYPE **MULTI-TENANT**

CLASS **B**

STATUS **EXISTING**

YEAR BUILT **1911**

YEAR RENOVATED **2004**

STORIES **1**

VACANCY **100%**

ANNUAL TAXES **\$5,759.47**

GROSS BLDG **8,183 SQFT**

RBA **8,183 SQFT**

LAND AREA **.44 ACRES**

THIS HISTORIC BUILDING HAS BEEN HELD IN THE SAME FAMILY FOR OVER 30 YEARS. IT WAS PAINSTAKINGLY RESTORED IN 2004 AND HAS BEEN IMPECCABLY MAINTAINED. LOCATED AT THE MAIN INTERSECTION IN ARCADIA THIS BUILDING HAS BEEN WITNESS TO OVER A CENTURY OF CHANGE AND EVOLUTION. DEDICATED IN 1911 IT OPENED UP TRAIN TRAVEL BETWEEN CENTRAL FLORIDA AND PUNTA GORDA. JOINING FARMING, RANCHING AND FISHING INDUSTRIES BY RAIL AND OPENING UP THE BEACHES OF CHARLOTTE COUNTY TO NORTHERN VISITORS. IN THE

IMPROVEMENTS

1932 US 17 WAS EXTENDED TO PUNTA GORDA CONNECTING THE COUNTY SEATS OF JACKSONVILLE, ARCADIA, AND PUNTA GORDA VIA THE US HIGHWAY SYSTEM AND PROVIDING A STEADY STREAM OF TRAFFIC TO THE DEPOTS FRONT DOORS. TODAY THE DEPOT IS THE CENTER PIECE OF ARCADIA AND HOME TO STREET FESTIVALS, FARMERS MARKETS, AND OTHER COMMUNITY EVENTS. THE BUILDING IS A HIGHLY SOUGHT AFTER ADDRESS AND HAS ENJOYED FULL OCCUPANCY FOR ALMOST 30 YEARS.

MARKET DE SOTO COUNTY  
SUB-MARKET ARCADIA  
LANDS NOT DIVIDED BEG AT INT OF C/L OF 120 FT FT SEABOARD SYSTEM RR & SLY R/W LI OF OAK ST TH S 21D24M W ALG RR R/W 349.89 FT TO NLY R/W MAGNOLIA ST TH N 68D38M55S W ALG NLY R/W 60 FT TO WLY LI SD RR R/W TH N 21D24M SE ALG RR R/W 350 FT TO SLY R/W OAK ST TH S 68D29M00S E ALG SLY R/W 60 FT TO POB LESS E'LY 5.5 FT FOR R/W OR 247/1110

LEGAL DESCR

- 8.5 CAP Rate
- NNN Leases
- Below Market Rents Provide Return Growth Opportunity

Cash to Seller

Seller may finance for well qualified buyer with significant deposit.

Located in the center of Historic Arcadia Fl at the intersection of Oak and Magnolia streets, the train depot has been the beating heart of the city since 1911. Arcadia is in the early phase of a renaissance. The historically preserved buildings are being renovated and repurposed. Tourists and industry alike are discovering the convenience this geographic location offers and the charm of old Florida, all in one place. Population growth in Arcadia has been explosive and job growth is continuing to spur populations and economic growth. Walmart has recently opened a new regional distribution facility in Desoto County, allegiant airlines has purchased a golf course (for their exclusive SunSeeker resort in nearby Port Charlotte), and the Arcadia Rodeo has come to national prominence.