

1264 18TH STREET

1264 18TH ST, SARASOTA, FL 34234

\$475,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Multifamily investment opportunity (RMF Zoning) on the near north side of Sarasota in the heart of the highly sought-after Central Coconut Historic District. BLOCK CONSTRUCTION, three-bedroom, two-bathroom home WITH a one bed, one bath, 566 square foot in-law suite created from a garage conversion. The home is a split plan and all three bedrooms have exterior access. The kitchen is bright and updated and opens to the shared lanai and utility room. In addition to the "in law" suite there is an attached 220 square foot studio with plumbing, offering creative or rental potential.

**Cooling: Central A/C,
Sewer: Public,
Water: City Water**

\$475,000



Situated in a vibrant, walkable neighborhood with bike lanes, you'll enjoy easy access to downtown Sarasota, along with its renowned dining, shopping, arts, and cultural amenities. The Ringling College of Art and design is just a few blocks away and the adjacent North Trail Corridor is experiencing some of Sarasota's most dynamic development. A short 10-minute drive over the Ringling bridge lands you in St. Armands Circle and the beaches of Lido and Longboat Key.



