

PARKSIDE MEDICAL

2902

59th St W

BRADENTON, FL 34209

Angela Varga
Broker & Owner of GCCG
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Parkside Medical | Medical Park For Sale

2902 59th St W, Bradenton, FL 34209



PROPERTY HIGHLIGHTS

- Located along West Bradentons Medical Community and only a Half Mile from HCA Blake Hospital
- Occupancy at 92%
- Well Established and Long Standing Medical Tenant Mix
- 3.45 Acres with 30,000+/- Square Feet of All Medical Suites
- Entire property has received upgrades including exterior facade
- NNN Leases

OFFERING SUMMARY

Sale Price:	\$7,500,000
Number of Units:	12
Lot Size:	3.35 Acres
Building Size:	30,189 SF
Cap Rate:	5.74%
Market	West Bradenton
NOI	\$430,361.88

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PROPERTY DESCRIPTION & LOCATION

Parkside Medical is West Bradenton's Premier Medical Community. Ideally Located on 59th Street West just a half a mile South of HCA Blake Hospital.

Parkside Medical has been the home to many of Bradenton's long standing well established Medical Practices. Tenant Mix includes Surgery Centers, Labcorp, Oral Surgeon, Neurology, Women's Care, Dental, Primary Care, and much more. This park is only occupied by medical providers and is currently 92% full! Parkside Medical's ideal location, spacious open surface parking lot, and well maintained building have made this plaza a highly desirable tenant location. On average most tenants have remained at this location for more than 15 years.

NNN Leases in place with upside income potential. Owners have a well established property management company in place. Interior suites renovated throughout the property with the entire exterior of buildings facade being modernized in 2019 and all common areas received fresh new finishes.

Parkside offers covered and private back entries to all suites. Each tenant is offered a covered parking space behind the building.

Highly Desirable Location! 59th Street West is home to HCA Florida Blake Hospital, Pointe West Medical Area, Blake Park, Coast Orthopedic West, Tanglewood Professional Park, and many more.

Our Award Wining Gulf Beach are 7 miles West, World renowned IMG Academy is 10 miles South, Lake Flores the 1,000 acre mixed use new development project only 7 miles Southwest, Parkside is ideally located to service North and South West Bradenton community!

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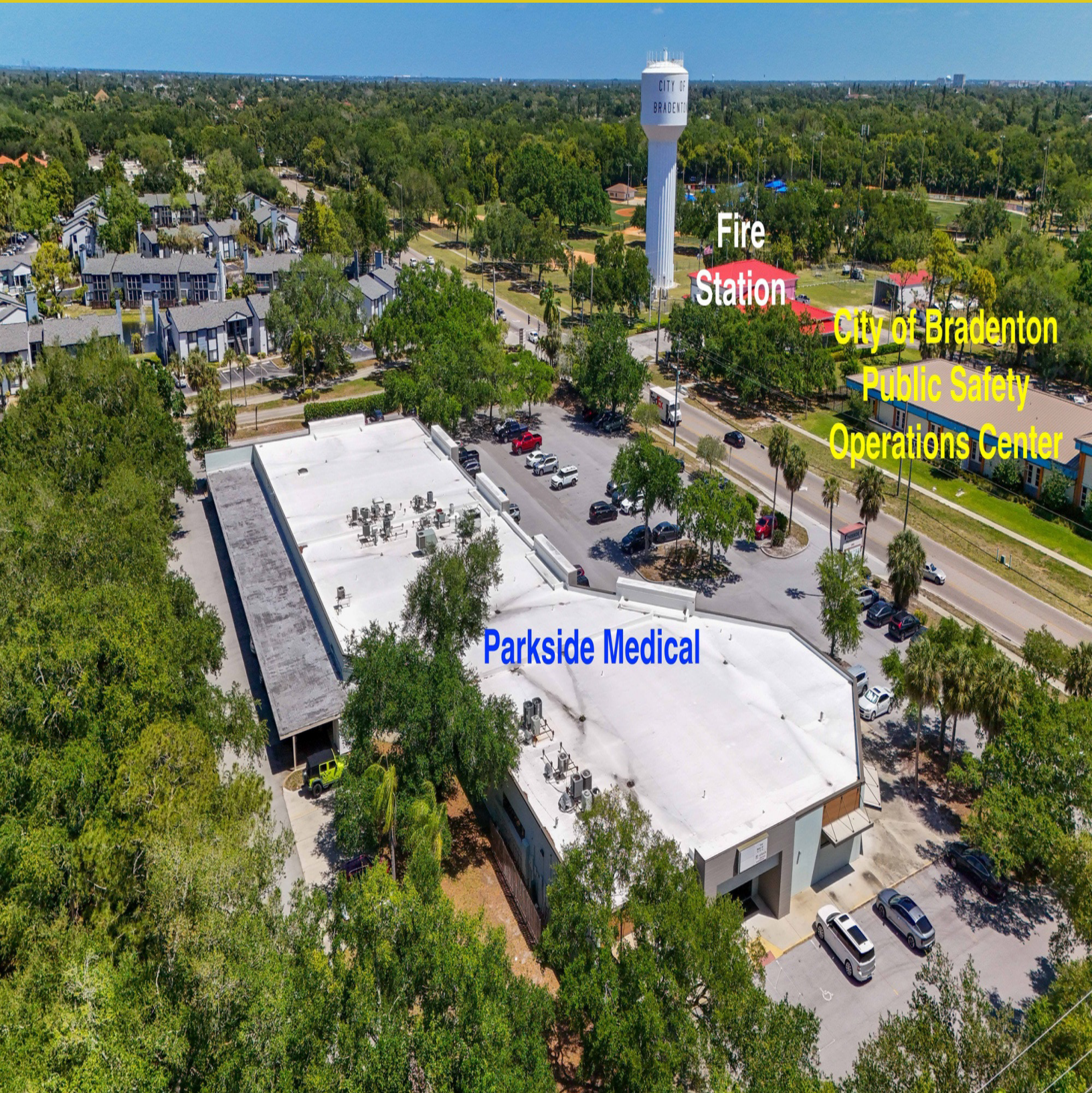
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Parkside Medical

Fire
Station

City of Bradenton
Public Safety
Operations Center

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Parkside Medical | Location Map

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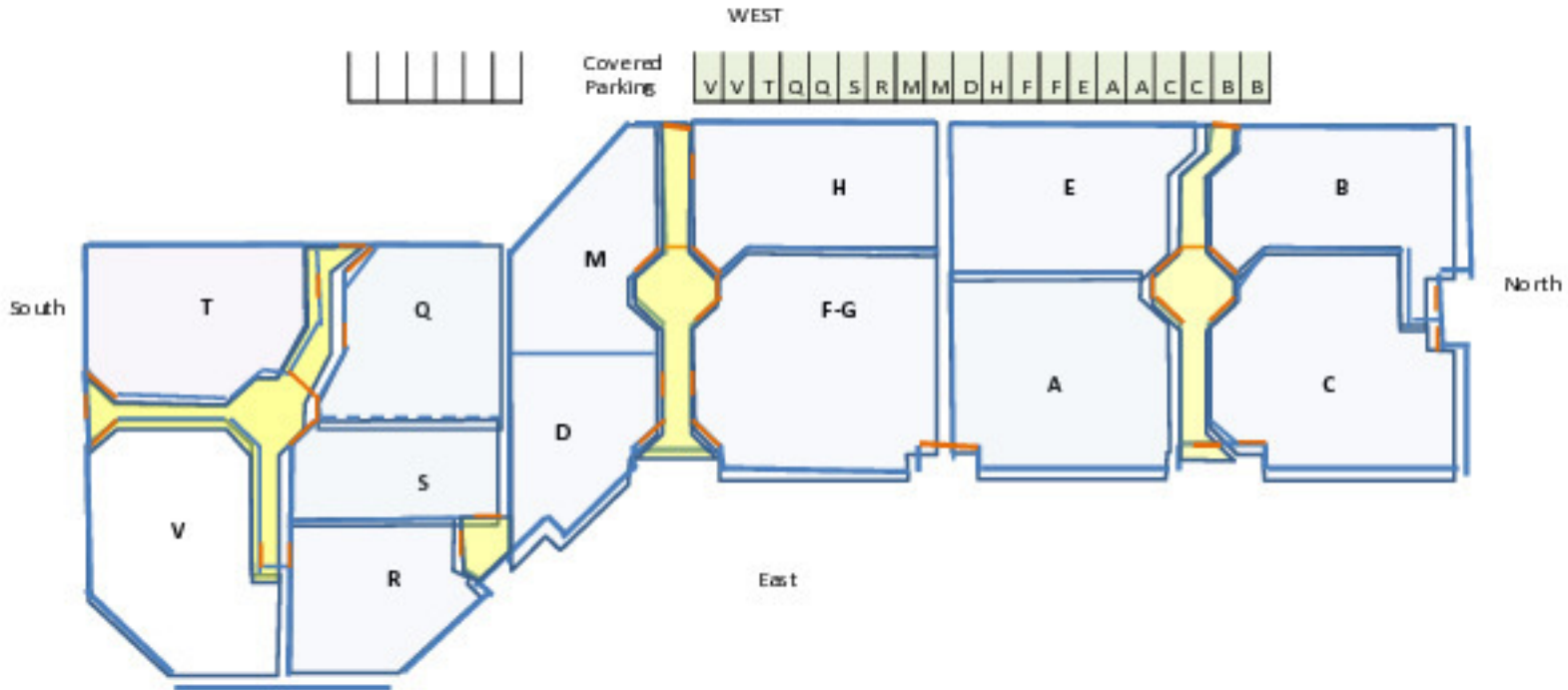
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Parkside Medical | Building Suite Layouts

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Unit	Tenant	Unit	Tenant
A	Labcorp	M	Bradenton's Women's C
B	Bradenton Surgery Center	Q	Palma Sol a Neurology / o&g
C	Southwest Florida Medicin	R	Motion MSK Operion s,
D	Palma Sol a Neurology Ass	S	Palma Sol a Neurology /
E	Albert Petrosino MD & M C	T	Vacant
F-G	Bradenton Surgery Center	V	Kirkland Dental Arts
H	David Christian, DDS		Total 12 Suites Total

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PROFESSIONAL BACKGROUND

Angela is the Owner and Broker of Gulf Coast Commercial Group. With her vast knowledge and passion in the commercial real estate industry she has been involved in over \$240 Million in transaction volume. Angela's Career life in Real Estate started in 2002. Her areas of expertise primarily include medical and professional office sales, retail sales and leasing, as well as land sales and site acquisition. Commercial Real Estate Consulting is an area Angela's client base rely heavily on due to her variety of transaction situations and continued education in all areas of Commercial Real Estate Investments.

She works with each client from contract to closing or from lease negotiations to a secured lease site, making certain each and every step of the transaction is handled accurately. Her ability to negotiate and communicate with all parties ensures her client's deals reach the closing table no matter how difficult it becomes. It is proven year after year by her referral and return business.

Angela is highly regarded in her industry and her community for her work ethic, market knowledge, and professionalism.

Angela sits on the Board of her local Commercial Real Estate Alliance Realtors Association of Sarasota and Manatee. Angela has lived in the Manatee community for more than 25 years which gives her vast knowledge of the Bradenton, Palmetto, Parrish, Ellenton and Sarasota Areas.

Angela is married to Dr. Andrew Varga, DMD and the proud mother of two children, one attending University of Tampa and the other at St. Stephens Episcopal School in Bradenton. When she finds the time, her hobbies include fishing, running, yoga, cooking and spending time with her family.

Here is a small Snap Shot of Properties in Angela's Closed Portfolio:

Blake Park Medical/Office Park \$9,500,000

Keeton's Corner Downtown Bradenton Assemblage \$4,152,000

NW Bradenton Medical Building \$2,250,000

Downtown Bradenton City Block \$2,350,000

Parrish Land \$5,000,000

10 Year Medical Lease 6,600 sq.ft. Building Valued over \$1,600,000

Warehouse Sale in Bradenton \$1,350,000

Gulf Coast Commercial Group
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