



**CENTRAL BRADENTON  
6 PLEX CONSISTENT  
100% OCCUPANCY**

2619 45TH AVE W  
BRADENTON, FLORIDA 34207

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	803	2,271	9,137
Total Population	1,814	5,212	20,581
Average HH Income	\$57,265	\$58,992	\$63,034



For More Information

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# BELLA STRADA 6 PLEX 100% CONSISTENT OCCUPANCY



## OFFERING SUMMARY

Sale Price:	\$1,525,000
Building Size:	5,908 SF
Lot Size:	23,435 SF
Number of Units:	6
Cap Rate:	8.14%
NOI:	\$124,148
Year Built:	1971
Renovated:	2022
Zoning:	RSF-6

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Bella Strada Apartments

Property is located on an oversized lot with approx. 24,000 sf of outside space. Site consists of 6 apartments with a nice mixture of 1 bedrooms, 2 bedrooms and a 3 bedroom. Seller has done an abundance of work with updating all appliances, flooring, light fixtures, bathroom renovations, kitchen renovations, exterior paint, extending parking areas and much more. Most importantly the tenants have been quality and all pay on time with much respect for the property. Bella Strada Apartments is located just off Cortez Rd. with an A+ location from the beaches to downtown Bradenton and Sarasota. Bella Strada is also located within walking distance to various public transportation. Bella Strada Apartments is consistently full and if a unit does go vacant they fill up quickly.

Unit Mixture: Three 2bd/1bath, One 3bd/1bath, Two 1bd/1bath

Please complete the NDA for more income information.

Site is 100% occupied so please be confidential.

\*Prior to any interior showings proof of funds/pre approval must accompany an offer. An accepted buyer will gain a full tour of all units prior to escrow being placed. This is to minimize foot traffic and not to alarm tenants.

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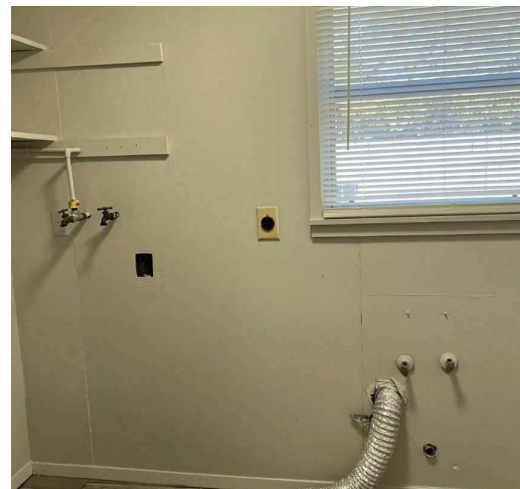
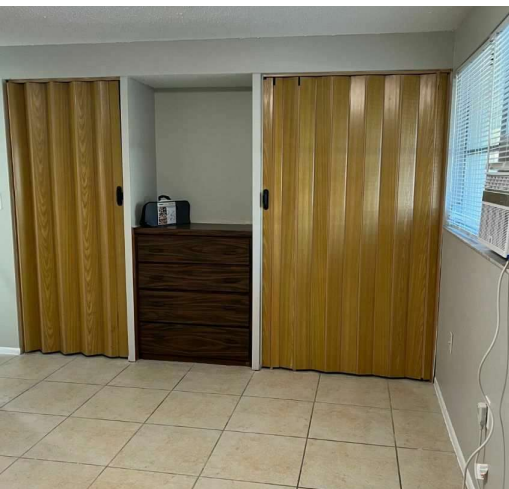
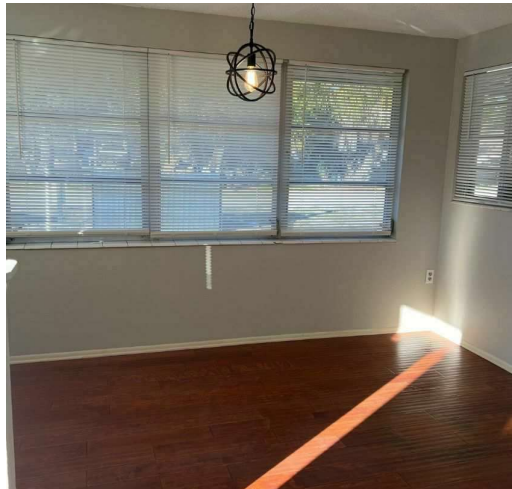
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# UNIT 2619



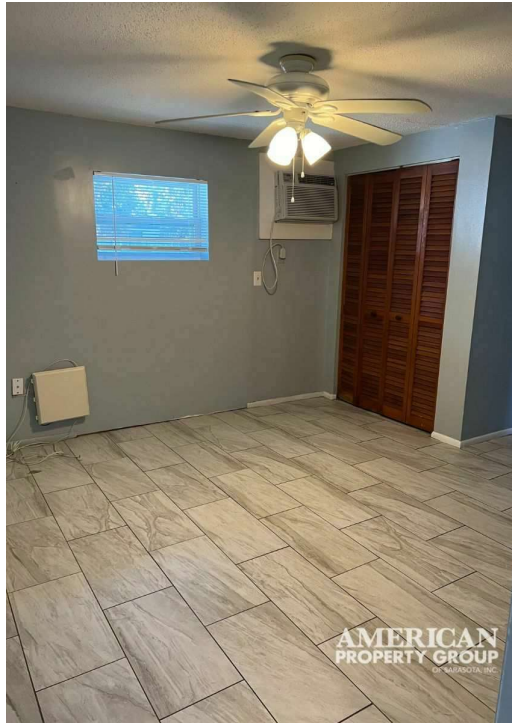
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# UNIT 2621



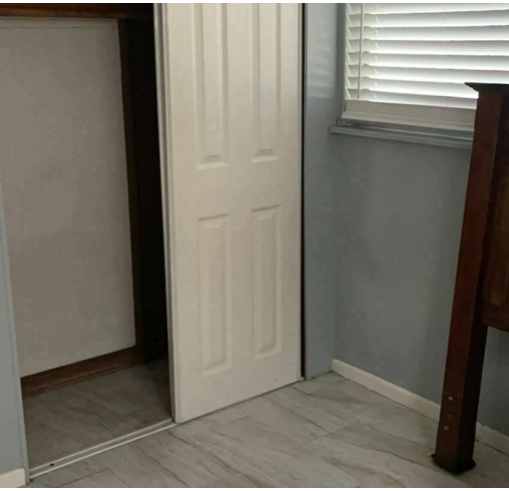
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# UNIT 2625



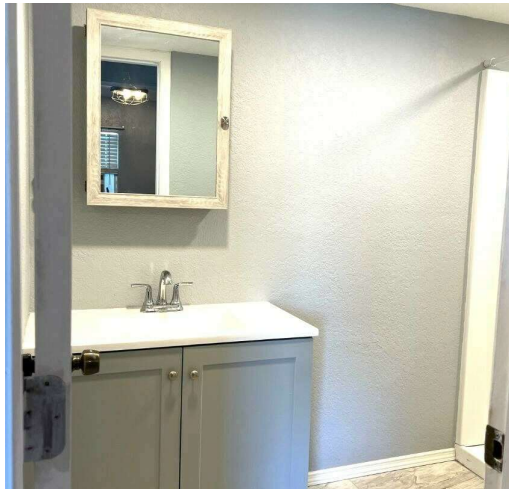
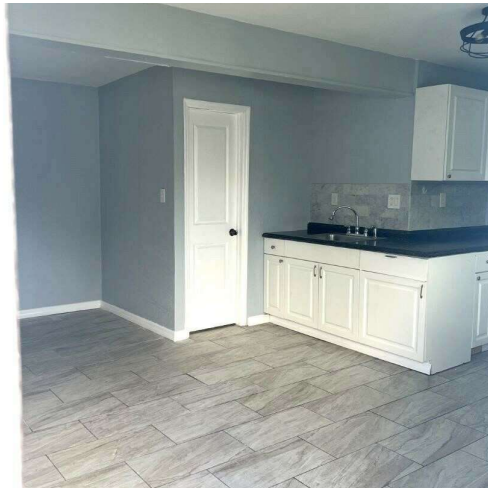
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# UNIT 2627



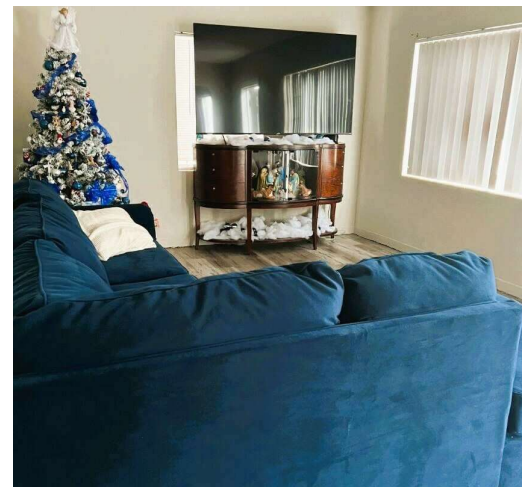
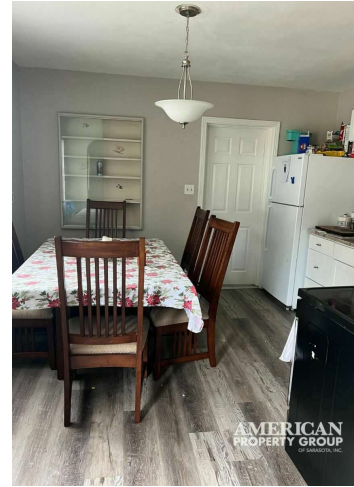
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# UNIT 2631



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# UNIT 2631A



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