



WAGNER REALTY
COMMERCIAL/INVESTMENT DIVISION

DOWNTOWN BRADENTON REDEVELOPMENT OPPORTUNITY



416-420 12th St W - Urban Core (T5)

Ryan Hoffman

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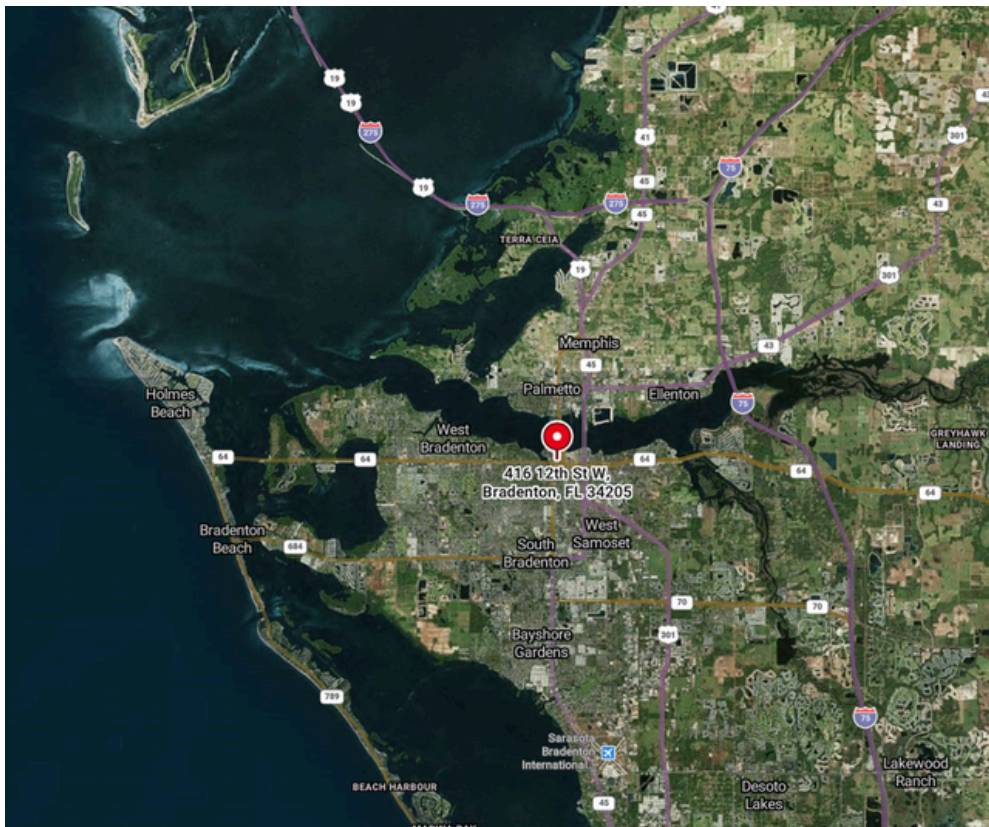
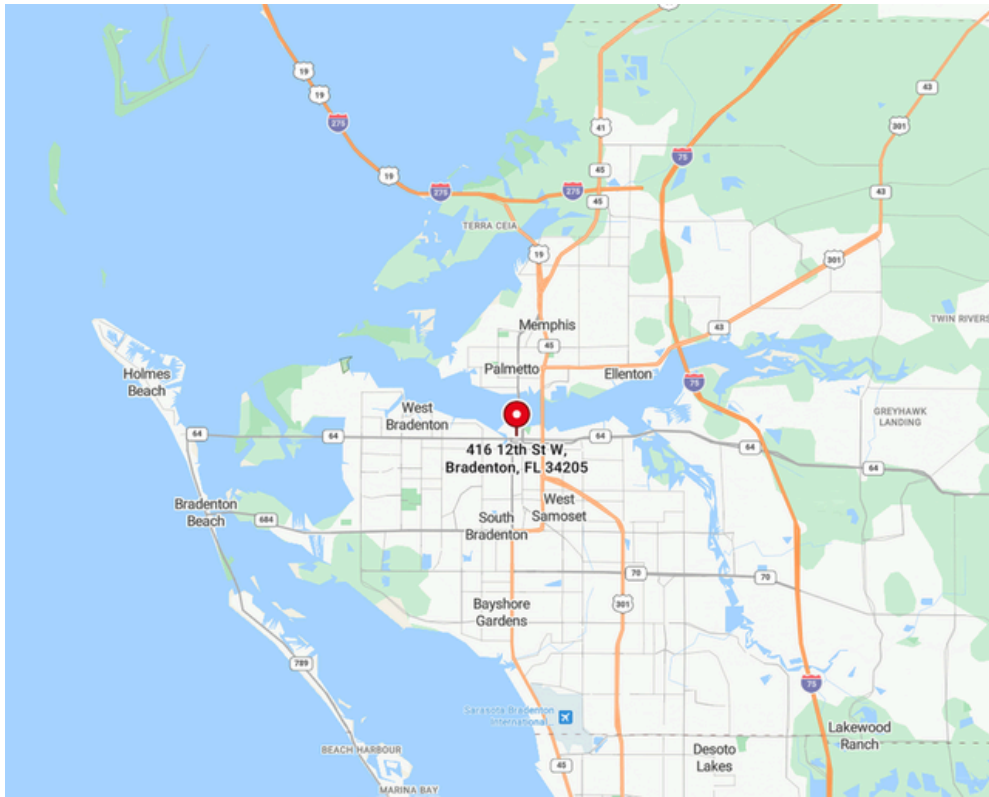
3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Property Summary

- Located on Old Main Street in Vibrant Downtown Bradenton
- Urban Core (T5) Zoning – Mixed-Use Development Potential
- Building Gutted to Studs – Restored brick walls
- New impact windows
- High ceilings
- New subfloors
- Good foot traffic
- Conceptual redevelopment plans have been prepared for a mixed-use project, including restaurant/bar space and residential units above, offering a clear vision for the site's highest and best use (subject to approvals).
- Rooftop deck
- ±10,000 SF existing structure
- Historic downtown location with strong character
- Located adjacent to restaurants, bars and retail shops
- Minutes to Bradenton Riverwalk
- Surrounded by ongoing redevelopment activity

The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

Map & Aerial



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Aerials



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Property Photos



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