

1505 14th St W, Bradenton, FL



- Prime investment opportunity at 1505 14th Street W, Bradenton, Florida.
- 8,667 sq. ft. building on a 0.79-acre corner lot with 180 ft. frontage.
- Zoned T4-0, allowing retail, office, residential, and medical uses.
- Low FAR of 0.25 offers room for expansion or redevelopment.
- Includes 12 parking spaces, pylon sign, and potential drive-thru.
- Close to Sarasota Bradenton Airport and Manatee Memorial Hospital.
- Vacant and available for immediate occupancy or leasing.

For Sale or Lease

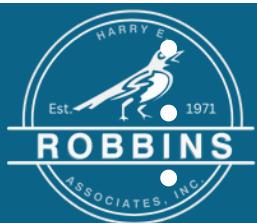
Sale : \$1,250,000

Lease: \$15/ Sqft

Size : 8,667 SF

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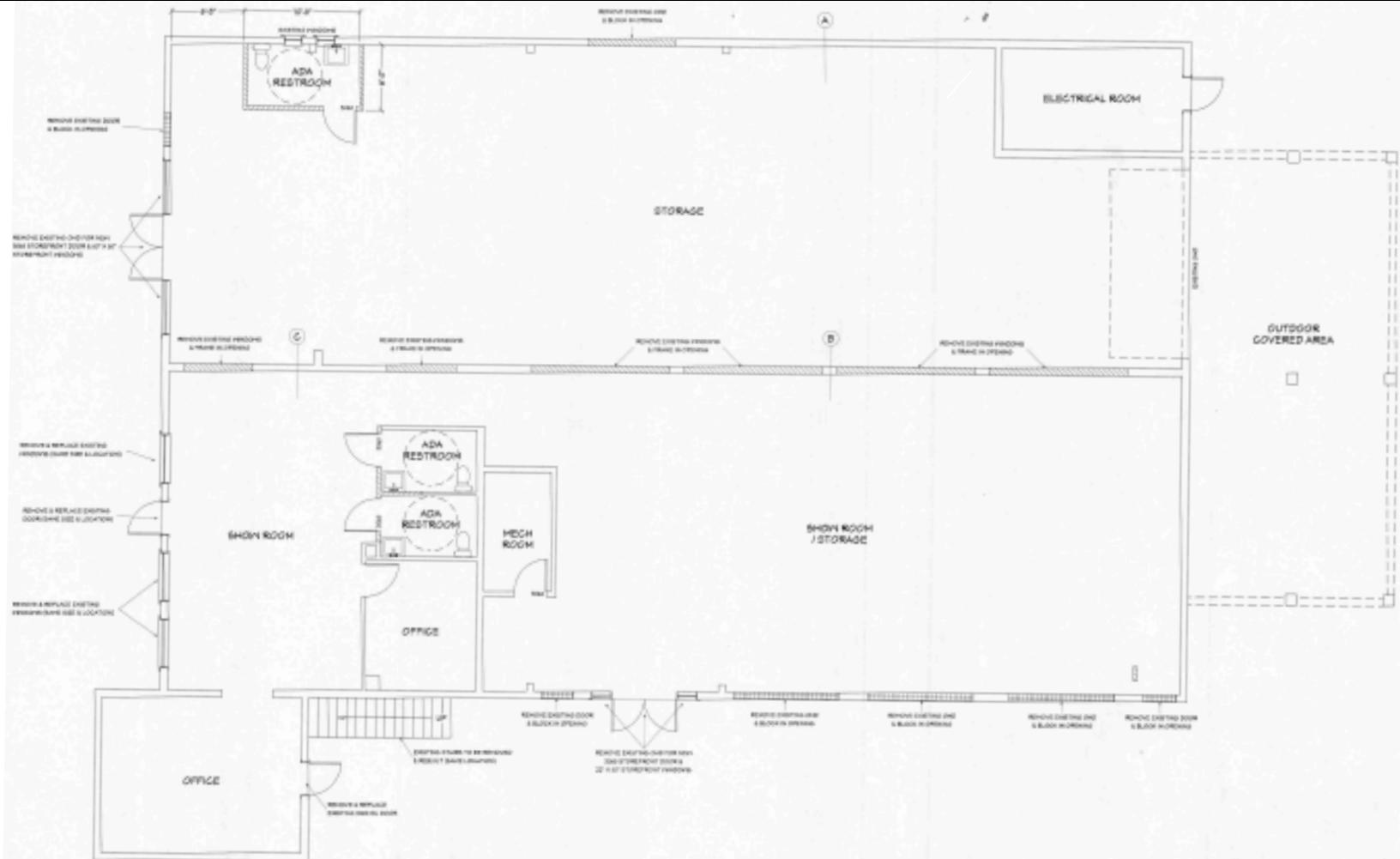


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The property at 1505 14th Street W, Bradenton, Florida, is an 8,667 square foot, two-story building on a 0.79-acre corner lot, offering a prime investment or owner-user opportunity. It features excellent visibility in a high-traffic area and is within the Community Redevelopment Area, potentially providing tax incentives. Zoned T4-0, it allows various uses such as retail, office, residential, and medical, with room for future expansion. The property includes an abundance on-site parking, a fenced lot, a pylon sign, and is well-connected to public transportation. Currently vacant, it offers immediate occupancy or leasing potential.

For inquiries, contact agent Carol Vojt at 917-567-9535.



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