



WAGNER REALTY
COMMERCIAL/INVESTMENT DIVISION

Investment Property
FOR SALE
Long Term Lease



718 60th St Ct E
Bradenton , FL 34208

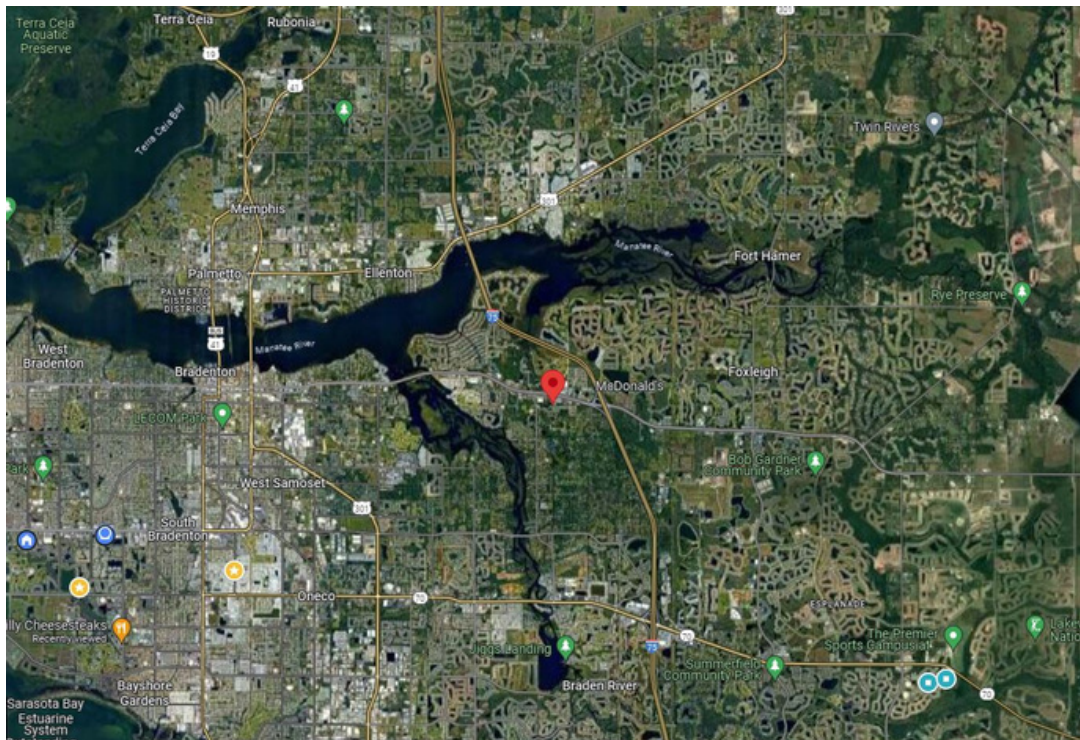
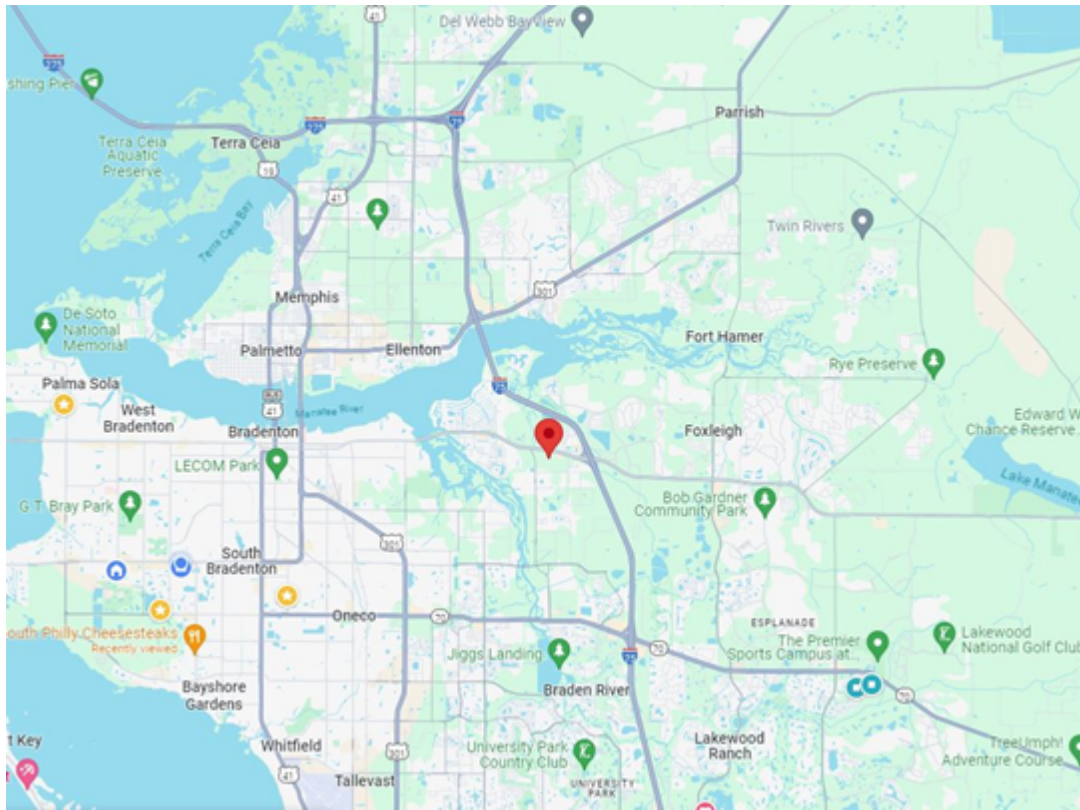
David Fletcher
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3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Property Summary

- Asking Price \$2,200,000
- Tenant is Lucky Puppy, multiple locations *personal guarantee
- Tenant in place on a 10 year initial lease w/9 yrs remaining. Two 5-year options
- NOI \$133,900
- 3% or CPI Annual Increase
- Class A Building including hurricane proof E-Wall construction
- PGT hurricane windows and doors throughout
- Freestanding building
- Building size approx. 6,500 sq. ft.
- Land size approx. 0.61 acre
- Zoning: GC General Commercial
- Three 12 ft overhead doors
- 220 power outlets in workshop
- 0.5 mile +/- off I-75 at Exit 220, Bradenton

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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Property Photos



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