



PROPERTY DESCRIPTION

Location is definitely the most outstanding feature of this property! This charming unique free standing building is situated on a large corner parcel with lot dimensions of 126 Feet Fronting Manatee Avenue West and 148 Feet along 33rd Street Court West. Fantastic Business signage exposure on Manatee with Traffic Counts of over 45,000 Daily! 3307 Manatee Avenue West is just over 1 mile West of our Downtown Urban Core and approximately 7 miles East from our Award Winning Gulf Beaches. This Florida Cottage style building exudes a timeless charm while offering versatile potential for customization.

Zoned UCC, this prime location presents a wealth of possibilities including retail, office, medical, storage, restaurant, mixed use and much more! Current Building is positioned towards the back of the parcel to take advantage of the spacious open surface parking lot directly off Manatee Avenue.

This Opportunity won't Last Long!

Angela Varga

Owner/Broker

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PROPERTY HIGHLIGHTS

- Prime Location with over 126 Feet of Frontage on Manatee Avenue West!
- Corner Parcel with approximately .40 Acres- Perfect Square Lot
- Urban Commercial Core Zoning allows for Many Different Uses!
- Free Standing Building with Quaint Florida Cottage Style Architecture

OFFERING SUMMARY

Sale Price:	\$899,995
Number of Units:	1
Lot Size:	.3963 Acres
Building Size:	2,600 SF

Location - Charm - Flexibility | For Sale

3307 Manatee Ave W, Bradenton, FL 34205



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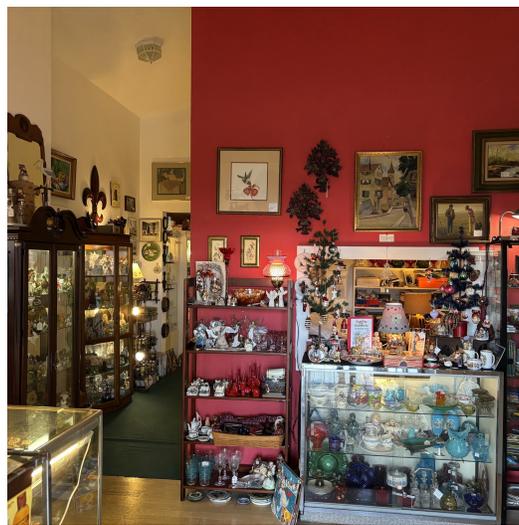
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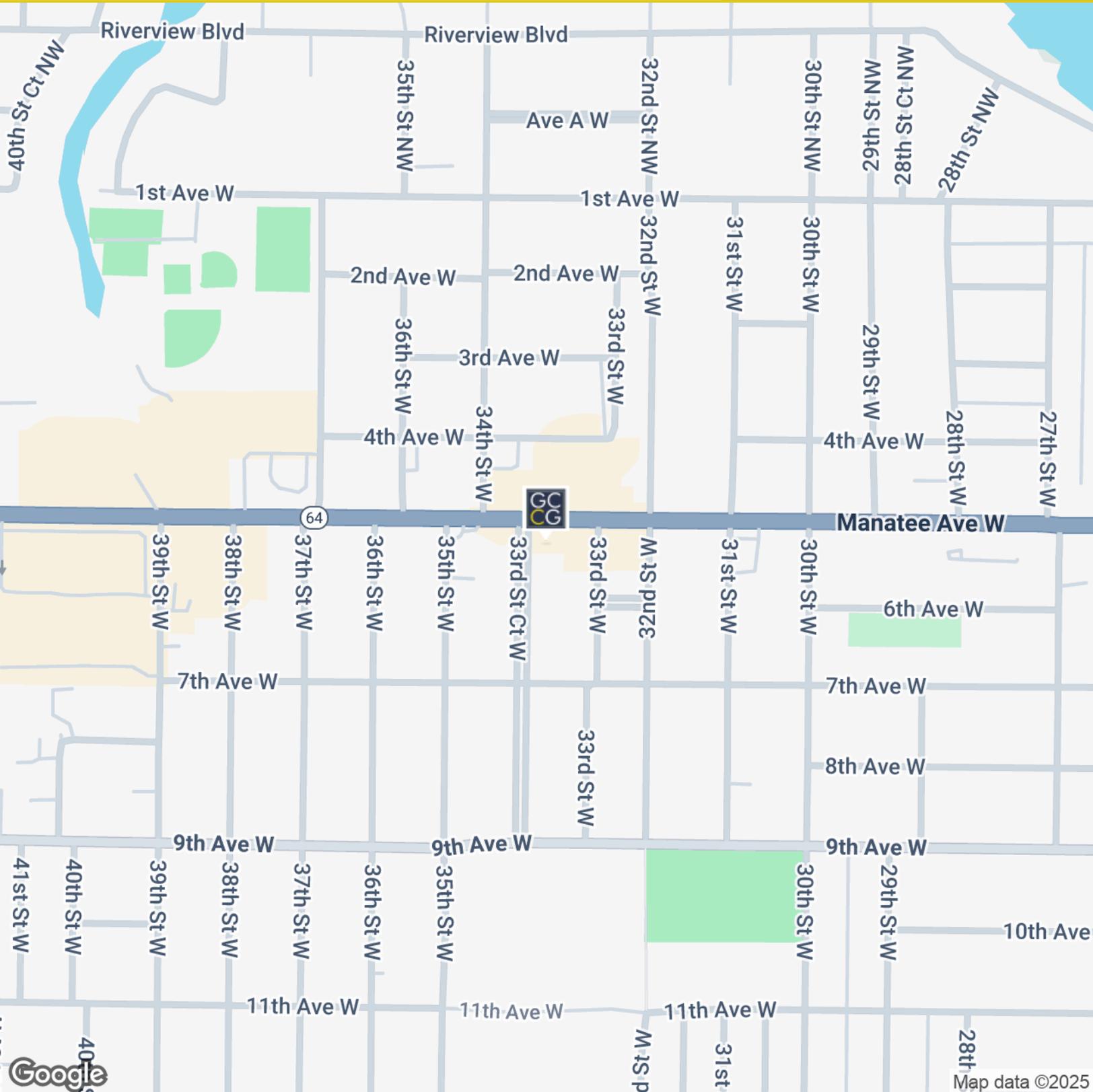
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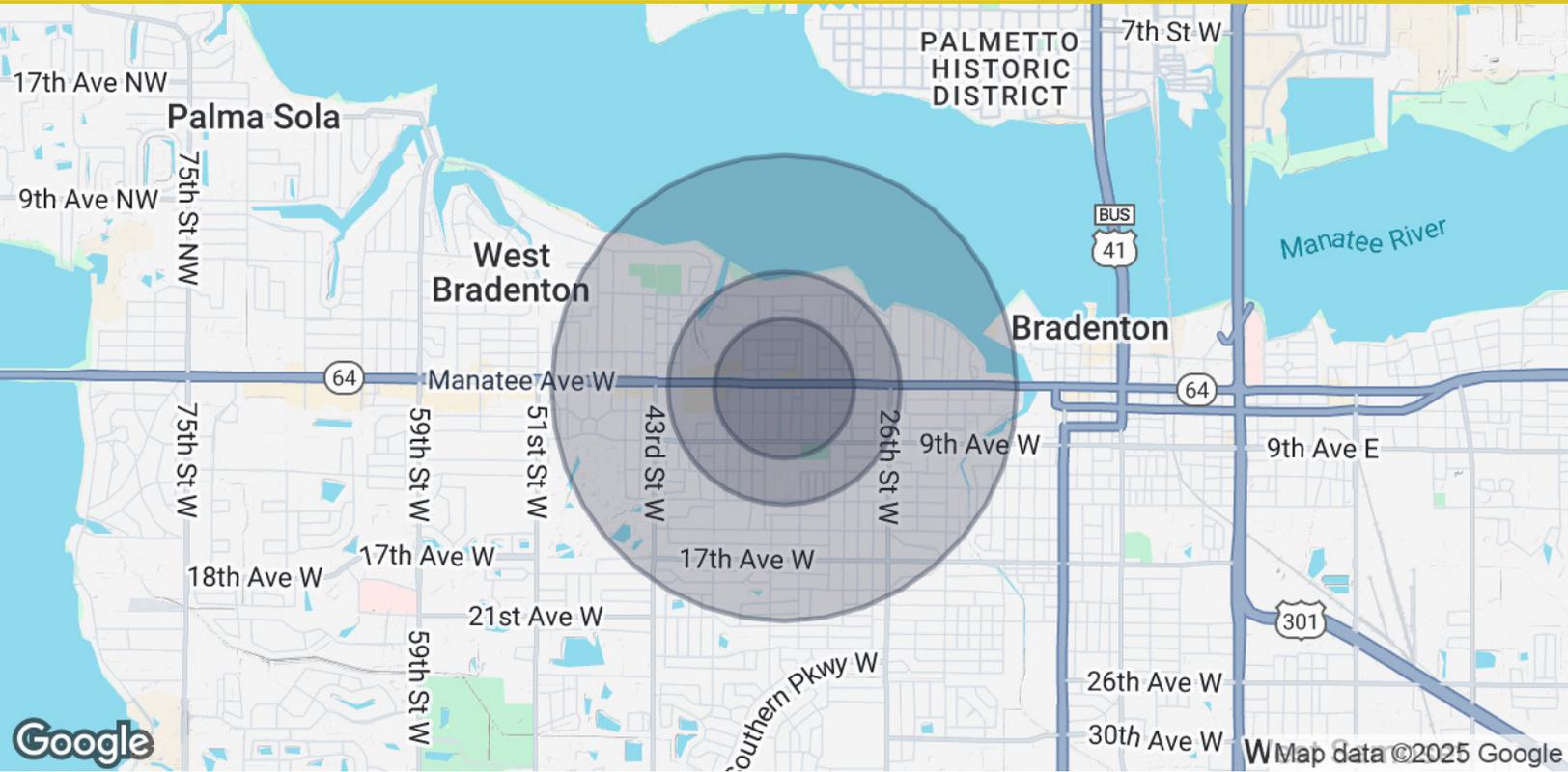
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,034	2,670	9,845
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	431	1,106	4,051
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$79,162	\$79,808	\$84,588
Average House Value	\$385,055	\$384,776	\$347,774

Demographics data derived from AlphaMap

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ANGELA VARGA

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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 \$250 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 continual 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 20 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 who attend St. Stephens Episcopal School in Bradenton and University of Tampa. When she finds the time, her hobbies include boating, 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

Manatee Avenue West Retail Building \$1,605,000

Warehouse Sale in Bradenton \$1,350,000

Gulf Coast Commercial Group
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