



SALE

Freestanding Building in Prime Location

2726 6TH AVE W
Bradenton, FL 34205

PRESENTED BY:

GAIL BOWDEN
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PROPERTY SUMMARY



VIDEO

360° VIRTUAL TOUR

OFFERING SUMMARY

SALE PRICE:	\$700,000
LOT SIZE:	0.45 Acres
BUILDING SIZE:	4,743 SF
YEAR BUILT:	1932
YEAR RENOVATED:	2020
ZONING:	BR_UCC
MARKET:	Bradenton
SUBMARKET:	Sarasota
TRAFFIC COUNT:	4,300
APN:	3545700001

PROPERTY HIGHLIGHTS

- 4,743 SF building offering ample space for office configurations
- Easily split for multiple tenants
- Prime location in the thriving Bradenton area
- Onsite & Street Parking

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PROPERTY DESCRIPTION



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Exceptional Investment Opportunity: 4,743 SF Prime Office Building in Growing Bradenton

Discover a rare chance to own a versatile freestanding "Live-Work" office building in the vibrant heart of Bradenton. Spanning 4,743 square feet, this well-positioned property is zoned BR_UCC, offering flexible usage potential—ideal for professional offices, a church, senior living facility, daycare, funeral home, or veterinary clinic/animal hospital.

Strategically located with easy access to local businesses and amenities, the property combines historic character with modern adaptability. Whether you're an investor, owner-user, or developer, this building offers a unique opportunity to capitalize on Bradenton's expanding commercial real estate market.

LOCATION DESCRIPTION

Located in Bradenton, FL, the area surrounding the property offers a vibrant mix of amenities and attractions perfect for office building investors. Nearby points of interest include the Bradenton Riverwalk, a scenic riverfront park with walking paths and playgrounds, and the Village of the Arts, a historic neighborhood converted into an artists' community. The location also provides convenient access to downtown Bradenton's diverse dining options, boutique shops, and cultural venues, making it an appealing area for businesses and their employees. With its blend of urban attractions and natural beauty, the surrounding area provides an attractive setting for an office investment property.

PARKING DESCRIPTION

Surface

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PROPERTY DETAILS

SALE PRICE	\$700,000
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LOCATION INFORMATION

BUILDING NAME	Live Work Freestanding Building
STREET ADDRESS	2726 6th Ave W
CITY, STATE, ZIP	Bradenton, FL 34205
COUNTY	Manatee
MARKET	Bradenton
SUB-MARKET	Sarasota
CROSS-STREETS	Manatee Ave W & 27th St W
TOWNSHIP	34
RANGE	17
SECTION	27
SIDE OF THE STREET	North
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	1.2 Miles to US41
NEAREST AIRPORT	9.2 Miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	Other
ZONING	BR_UCC
LOT SIZE	0.45 Acres
APN #	3545700001
LOT FRONTAGE	118 ft
LOT DEPTH	172 ft
TRAFFIC COUNT	4300
TRAFFIC COUNT STREET	Manatee Ave W
WATERFRONT	No
THOMAS GUIDE PAGE #	44
POWER	Yes

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PROPERTY DETAILS

SALE PRICE	\$700,000
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BUILDING INFORMATION

BUILDING SIZE	4,743 SF
OCCUPANCY %	0.0%
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	4,743 SF
YEAR BUILT	1932
YEAR LAST RENOVATED	2020
GROSS LEASABLE AREA	4,743 SF
CONSTRUCTION STATUS	Existing
FRAMING	Wood Frame
CONDITION	Good
ROOF	HIP GABLE, SHINGLES COMP
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FOUNDATION	Slab

PARKING & TRANSPORTATION

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	6

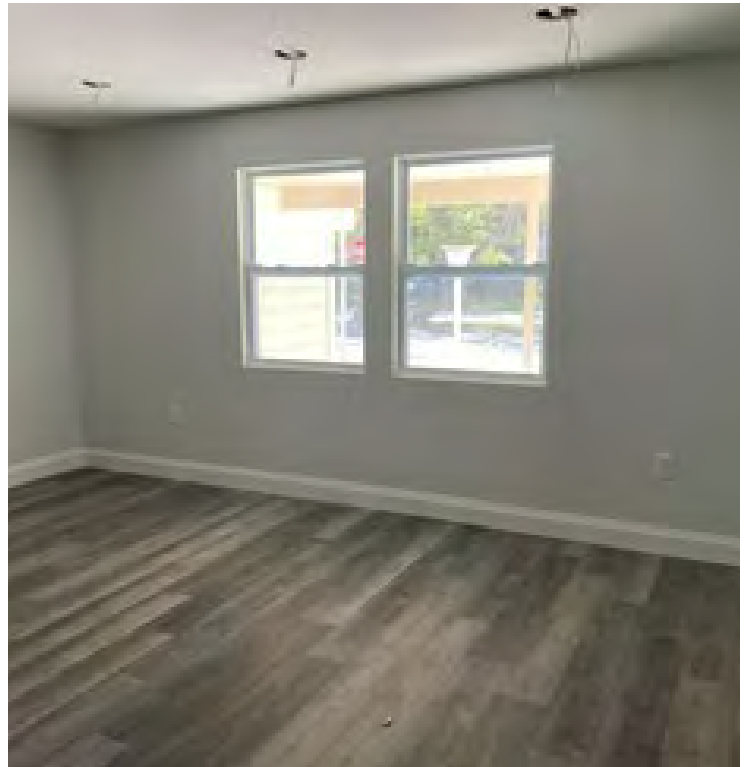
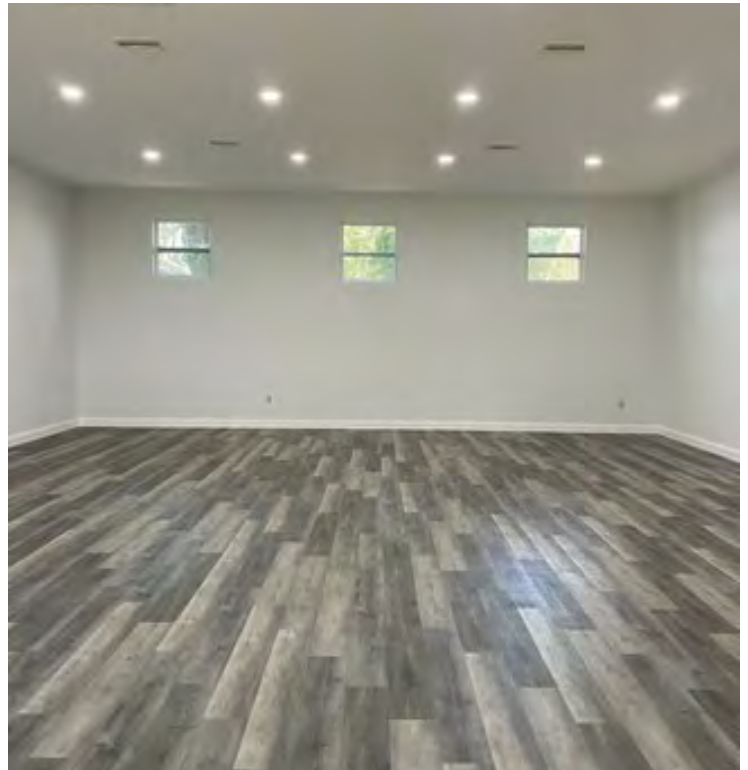
UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
ELEVATORS	N/A
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	New 2020
CENTRIX EQUIPPED	No
RESTROOMS	4

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ADDITIONAL PHOTOS



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FLOOR PLAN



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 4,472 sq.ft.
TOTAL : 4,472 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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AERIAL MAP



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AERIAL MAP



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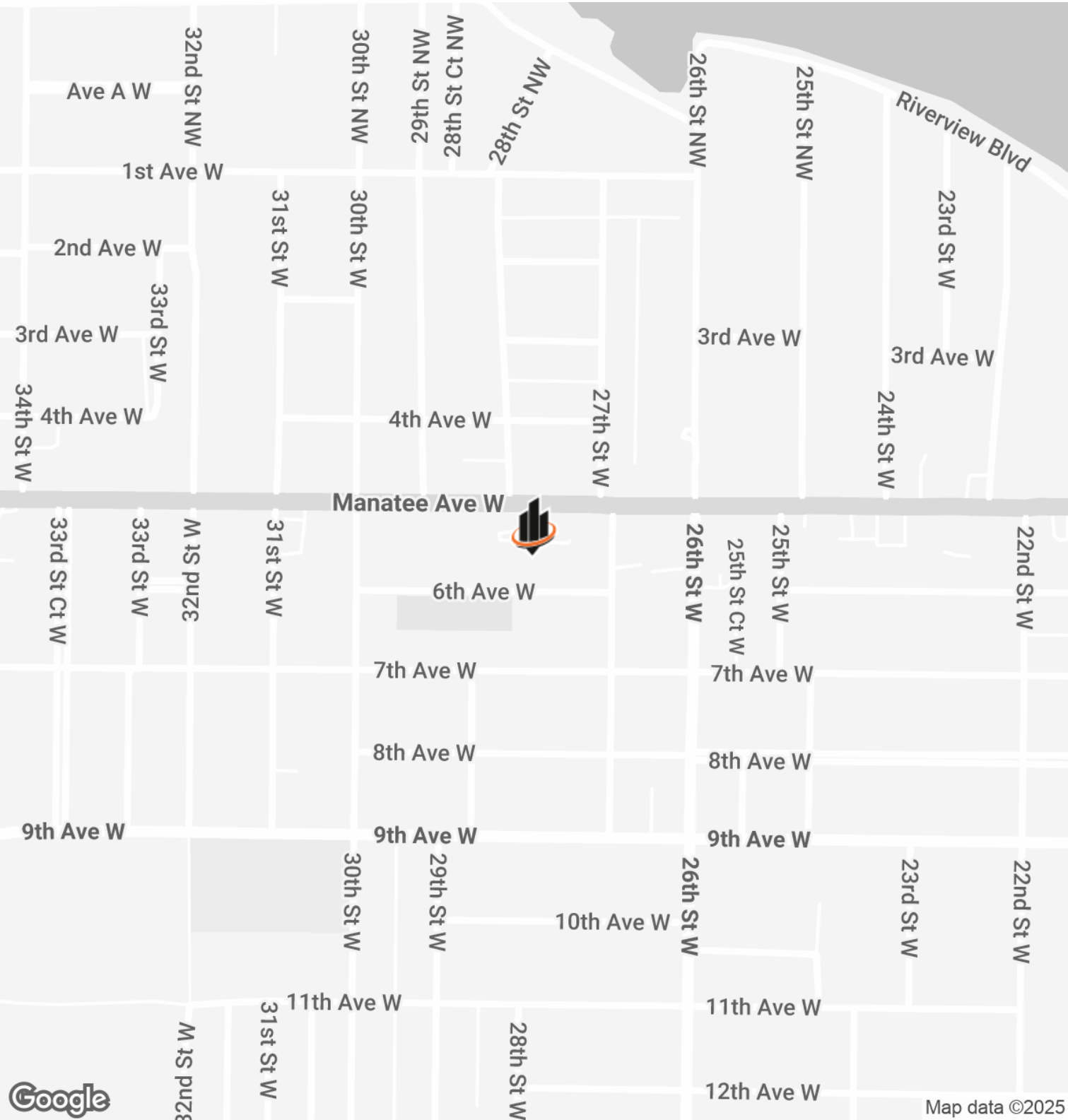
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LOCATION MAP



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ADVISOR BIO 1



GAIL BOWDEN

Senior Investment Advisor

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Direct: **941.223.1525** | Cell: **941.223.1525**

PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
Real Estate Forum's Women of Influence 2020 & 2016
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
Ranked #11 worldwide & #2 in Florida with SVN 2019
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- SOLD | Medical Office Building | Mount Dora, FL | \$16,300,000
- SOLD | Industrial Portfolio | Southwest, FL | \$10,000,000

SVN | Commercial Advisory Group
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ADVISOR BIO 2



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PROFESSIONAL BACKGROUND

As a United States Marine Corps Veteran, Ben learned the value of honor, courage, and commitment early in life and these core values have influenced all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his business relationships.

In addition to his service in the military, Ben has excelled in several of Florida's top firms. The Ritz Carlton, PGA Fed-Ex Tour VIP - Sponsorship Sales, Executive Level Advertising Sales and was consistently in the Top Sales Agents for Michael Saunders & Co.

His honest and professional approach to the clientele he works with creates a sense of confidence that translates into continued business and mutually beneficial relationships.

Travel, friends, volunteering, golf, beaches, and musical entertainment are a few of his favorite pastimes. Living in Southwest Florida for the past 21 years, and working throughout the state of Florida, gives his clients a unique advantage and understanding of the Florida market.

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