



WAGNER REALTY

COMMERCIAL/INVESTMENT DIVISION

Building FOR SALE OR LEASE 15,484 Sq Ft +/-



**6920 Cortez Road West
Bradenton FL 34210**

David Fletcher

davidfletchercommercial@gmail.com (941) 720-7575

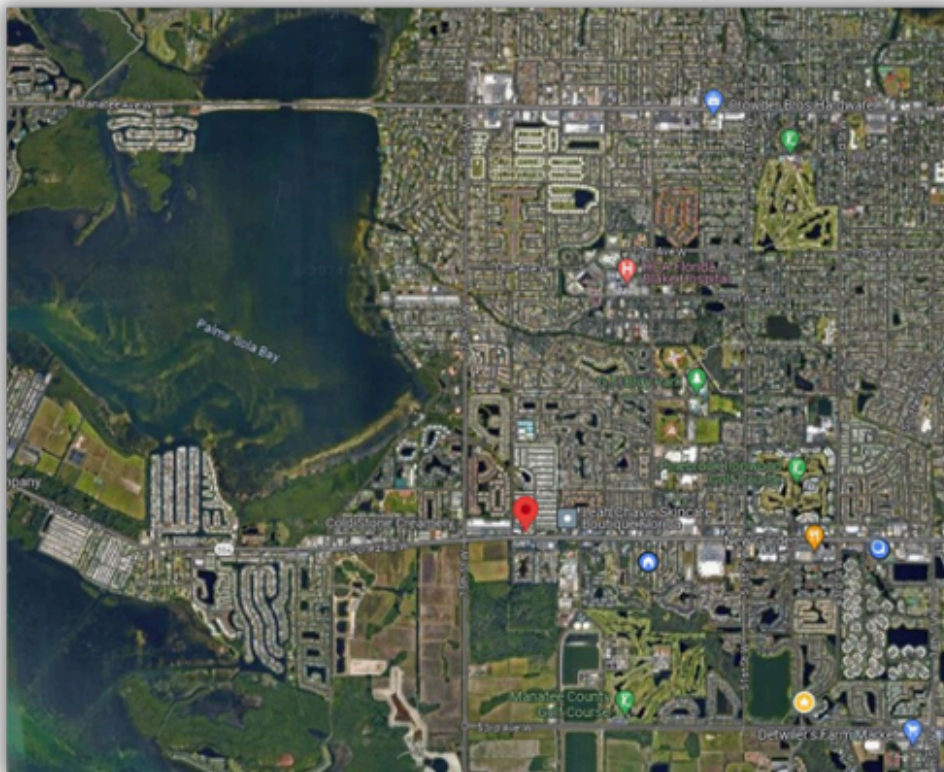
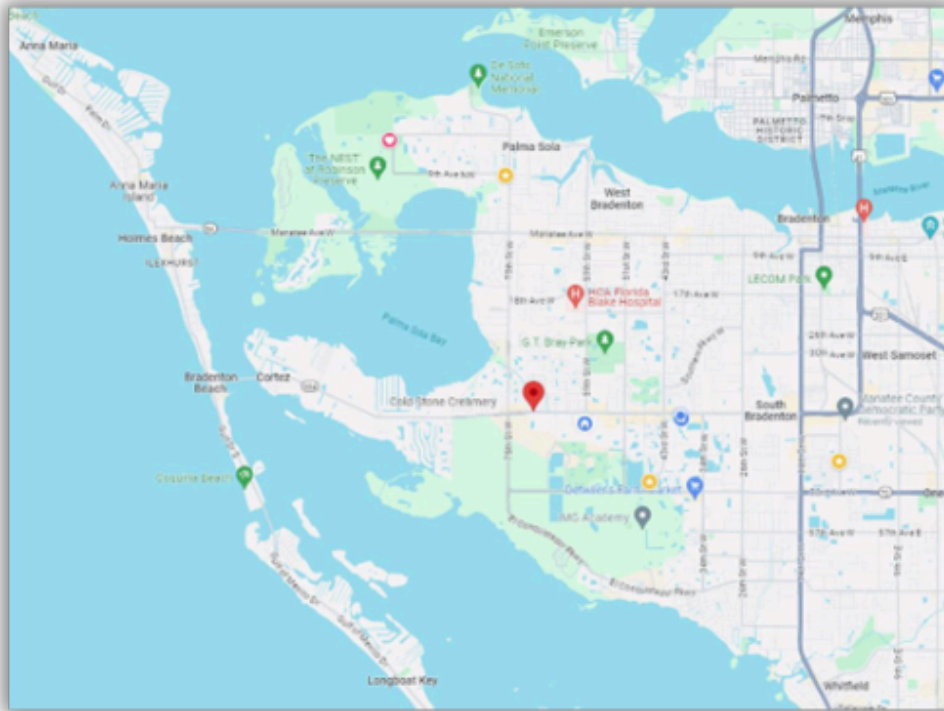
3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Property Summary

- Address: 6920 Cortez Rd W, Bradenton FL 34210
- Sale Price \$2,300,000
- Lease price \$15 per sq. ft. NNN
- Free-standing building
- Building size approx. 15,484 sq. ft. +/-
- Land size approx. .82 acre
- Zoning: GC General Commercial
- Parking: 20 spaces plus 2 handicap
- Traffic count 30,500 AADT
- Loading dock leading to roll up overhead door
- Open plan showroom
- Office, restrooms and loading area
- Great visibility
- Excellent signage on building and free-standing pylon

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



David Fletcher

davidfletchercommercial@gmail.com (941) 720-7575

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

Parcel



David Fletcher

davidfletchercommercial@gmail.com (941) 720-7575

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

Front Elevations

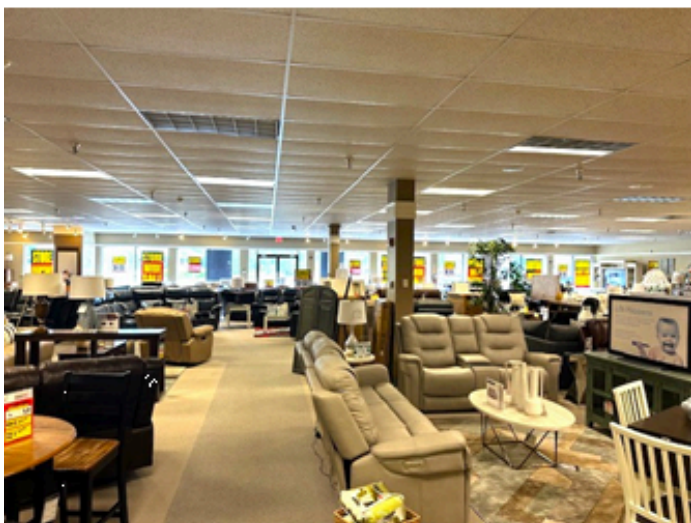


David Fletcher

davidfletchercommercial@gmail.com (941) 720-7575

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

Property Photos



David Fletcher
davidfletchercommercial@gmail.com (941) 720-7575
3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Property Exterior Photos

Side Elevation



Rear Elevation



David Fletcher

davidfletchercommercial@gmail.com (941) 720-7575

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

Signage



David Fletcher

davidfletchercommercial@gmail.com (941) 720-7575

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