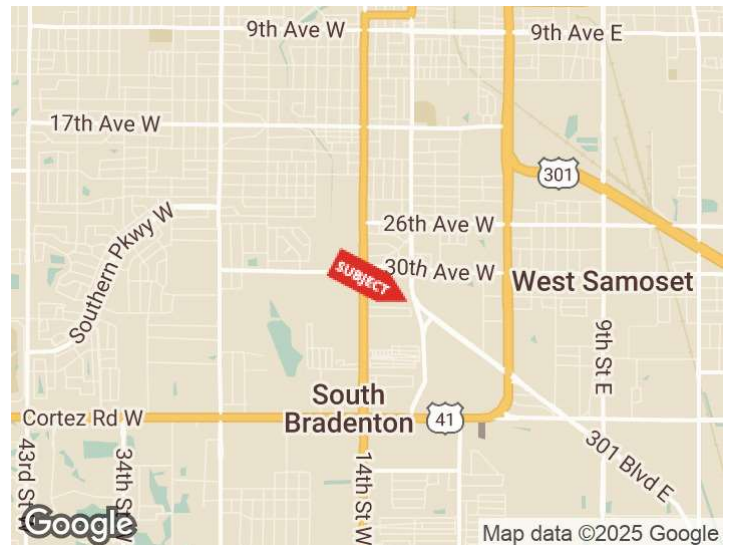


## HEAVY COMMERCIAL SITE W/ OUTSIDE STORAGE

3220 9TH ST W  
BRADENTON, FLORIDA 34205

### PROPERTY HIGHLIGHTS

- Three parcels included in sale
- Heavy Commercial Zoning
- Ample outside storage
- \*Site has +/- 254 ft of frontage on 9th St W
- Large monument sign



For More Information

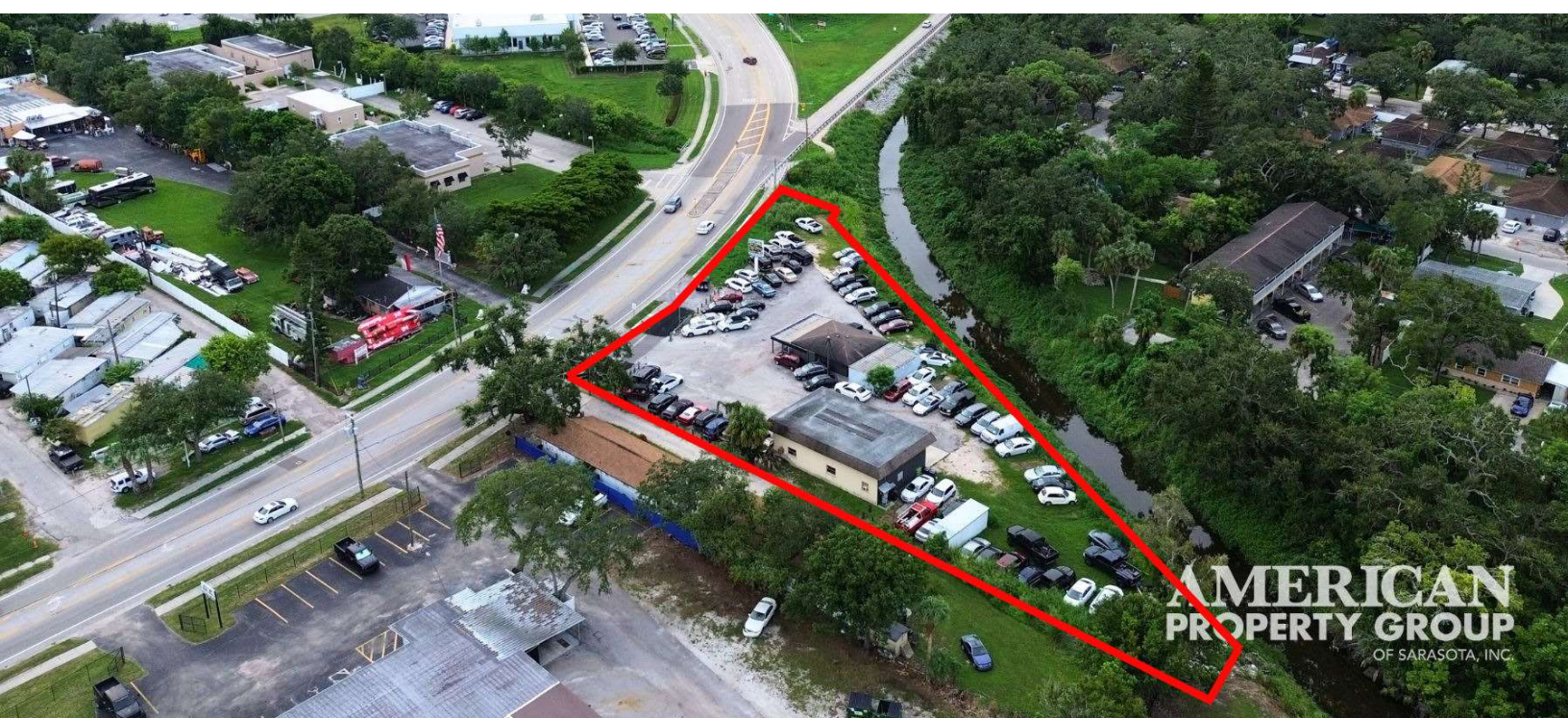
**ADAM DOAK**

Commercial Realtor

941 923 0535 x304

[adoak@americanpropertygroup.com](mailto:adoak@americanpropertygroup.com)

# HEAVY COMMERCIAL SITE W/ OUTSIDE STORAGE



## OFFERING SUMMARY

Sale Price:	\$895,000
Building Size:	3,430 SF
Lot Size:	0.83 Acres
Number of Buildings:	2
Year Built:	1981
Zoning:	HC

## PROPERTY OVERVIEW

Sale includes 3220 9th St. W, 3216 9TH ST W, and 3224 9TH ST W.

American Property Group Presents a centrally located Heavy Commercial site perfect for any business that is in need for auto sales, vehicle outside parking/storage, repair, landscape headquarters, contracting business, etc....

Heavy Commercial Zoning allows for a wide arrange of users with this site located in Manatee County. Site includes a +/- 1,500 sf garage/warehouse (+/- 14 ft high) and a +/- 1,930 sf office with two restrooms and a covered storage area. \*Site has +/- 254 ft of frontage on 9th St W. for huge visibility and a large monument sign.

Site will be delivered vacant at closing. Seller owns the business and this is a real estate sale only.

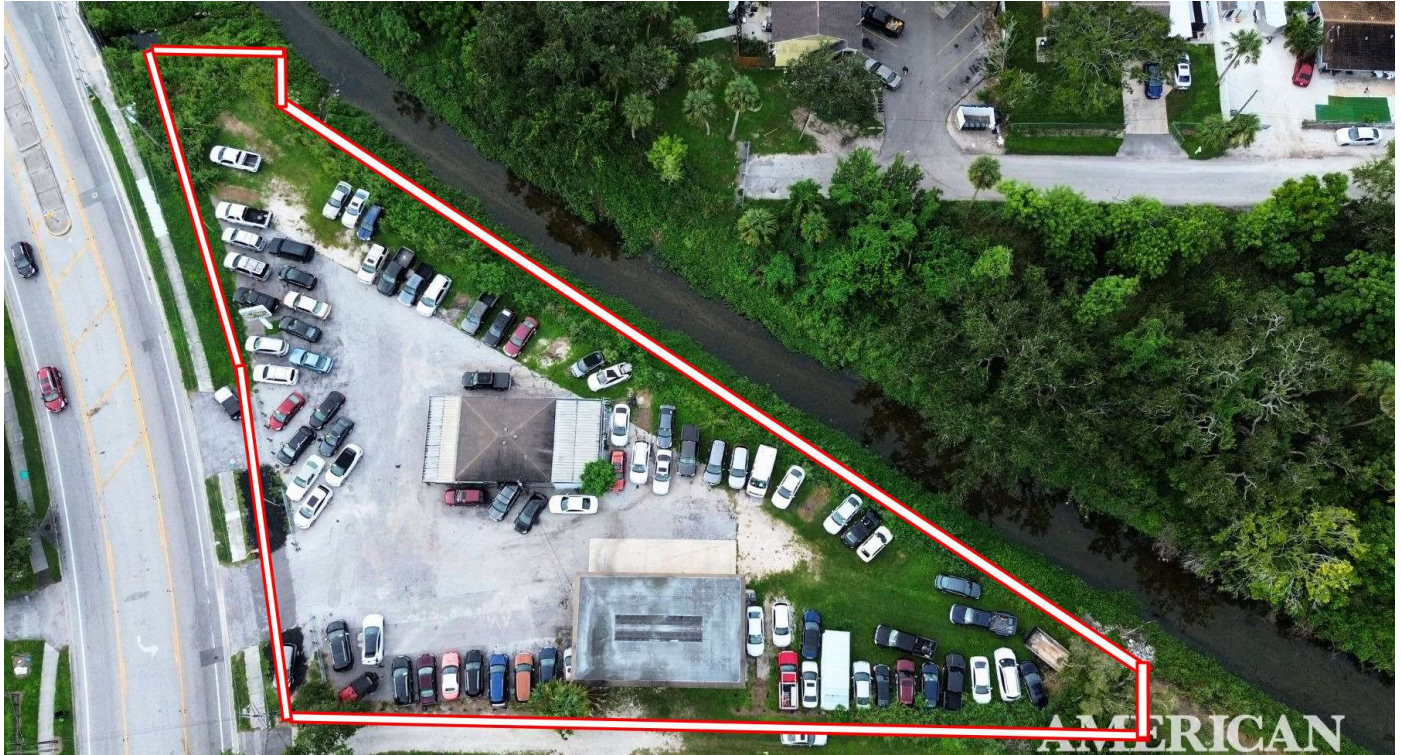
\*per manatee county property appraiser measurements

## ADAM DOAK

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941.923.0535 x304  
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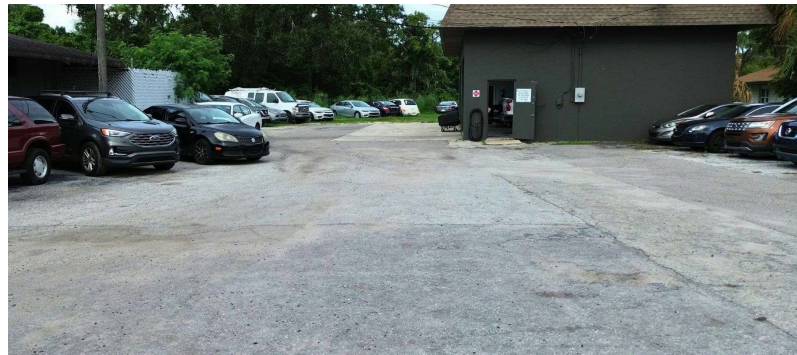
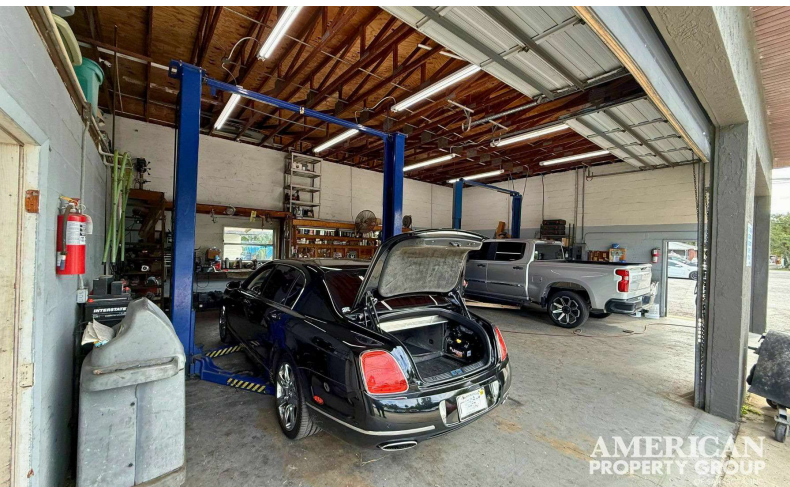
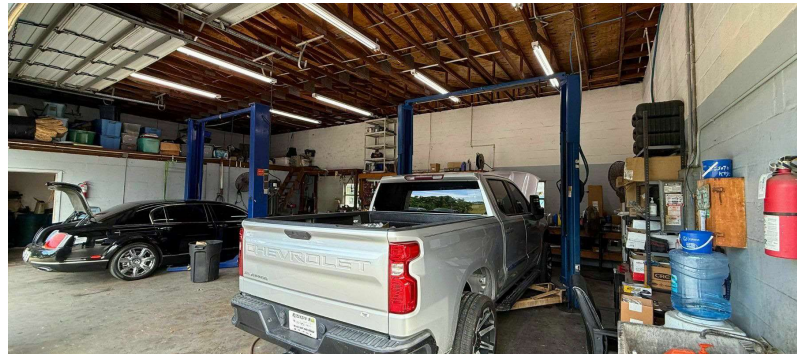
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3220 9th St W

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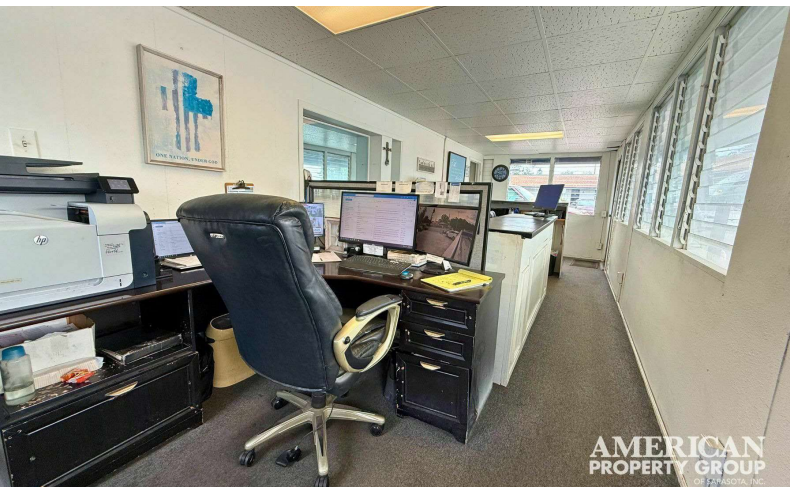
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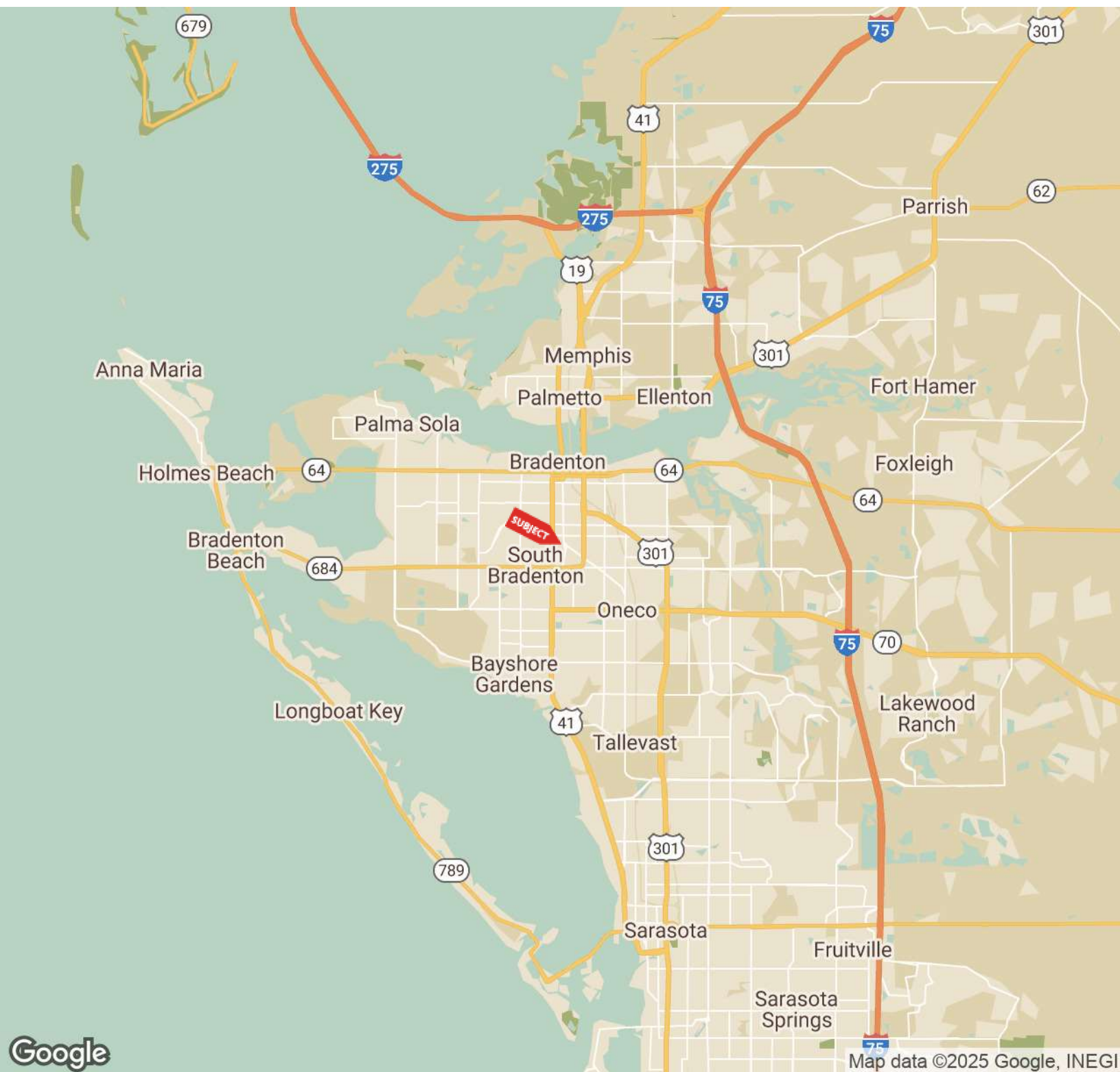
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