



**CORTEZ VILLAGE
MULTIFAMILY 3 PLEX**
4507 123RD STREET WEST
CORTEZ, FLORIDA 34215

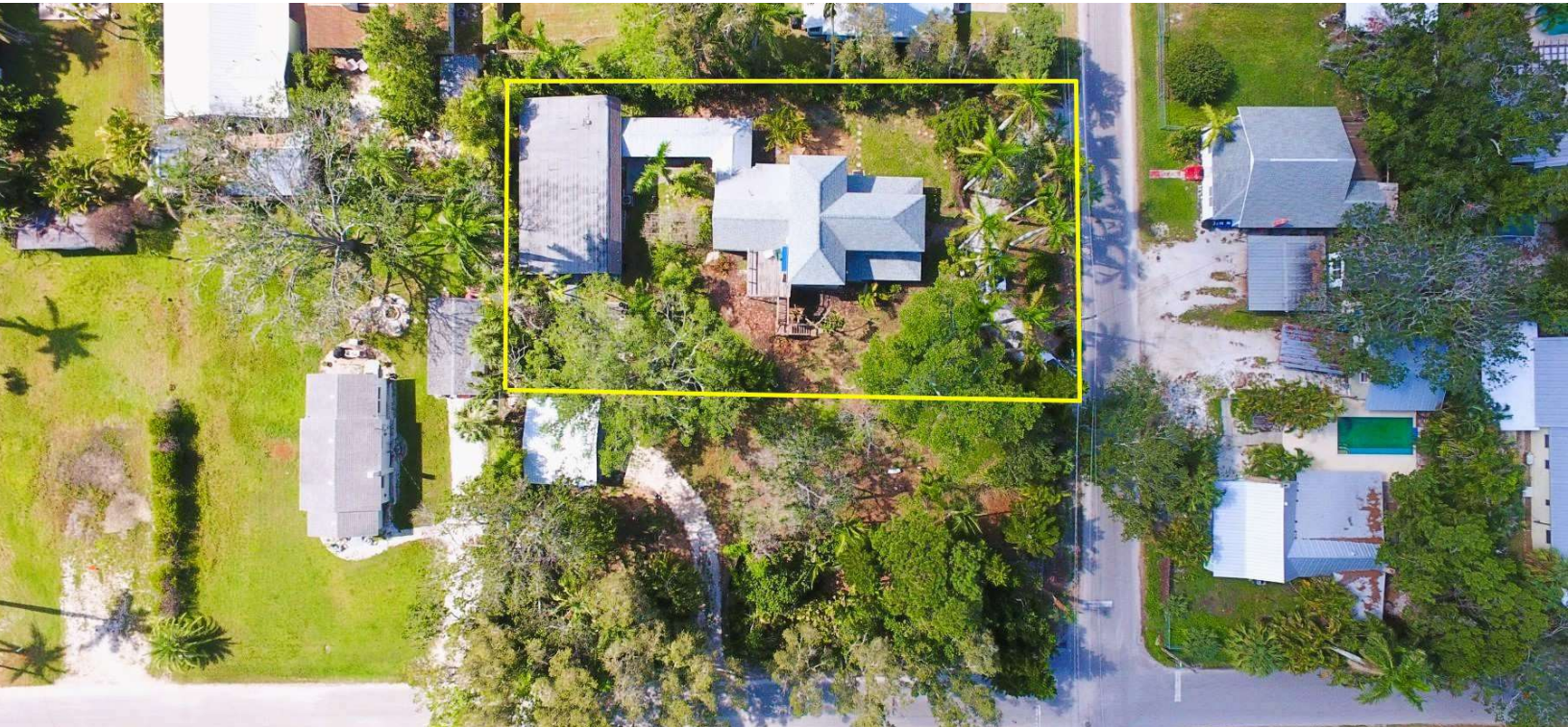
LOCATION DESCRIPTION

Situs Address: 4507 123RD ST W, CORTEZ, FL 34215 Jurisdiction: UNINCORPORATED MANATEE COUNTY Tax District: 0001; UNINCORPORATED MSTU CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT Market Area: 14; BAYSHORE AREA Sec/Twp/Rge: 03-35S-16E Neighborhood: 2800; CORTEZ S OF CORTEZ RD Subdivision: 7677500; SEC 03 TWP 35S RNG 16E CLARK SURVEY; LOT 14; PB 1/71



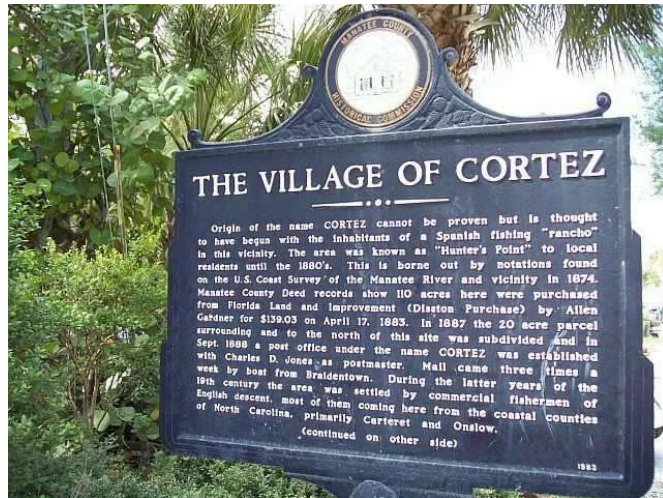
For More Information
ADAM DOAK
Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

THE CAPTAIN BILLY FULFORD HOUSE IN CORTEZ VILLAGE



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	3,103 SF
Lot Size:	0.36 Acres
Number of Units:	3
Year Built:	1920



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PROPERTY DESCRIPTION

Rarely does a property in Cortez Village come available especially like this one with so much history and multiple family units for vacation rentals or yearly leases.

The "Captain Billy Fulford House," is the first house built in Cortez Fishing Village around 1887, making it the oldest. The main house features three bedrooms, one bath, a sleeping loft with balcony views, large living room, office area, kitchen, and a wrap-around front porch. It has recently been updated to include central air conditioning. (Currently Vacant)

The upstairs portion of this large house includes a separate apartment with one bedroom, one bathroom, a living room and a kitchen. There is also some attic space that is accessible through this unit. This apartment has a private entry from the north end of this house. (Currently Vacant)

The back apartment "The Garden Apartment" is block construction, and it has two bedrooms, one bathroom, a large living room, washer and dryer, and a renovated full kitchen. The main house is connected to the garden apartment by a breezeway that is fully enclosed. (This is the only unit currently leased on a month to month.)

The owner has completed a number of updates to this house and these two units such as a new roof, restoration to the front porch, and installing central air and heat along with the other updates included in this description.

Location! Location! Location!

It is less than a block away to the bay and a public dock. The Nathan Fulford property is only one mile from the beautiful beaches of Anna Maria Island and Holmes Beach. Within walking distance from countless water-front restaurants, bars, and shops. Cortez is the last still operative fishing villages in Florida, and this house has been featured in The Historical Walking Tour as well as Ben Greene's novel, The Finest Kind.

Property is being split into two lots. The property that is for sale (south end) includes the house with 2 units along with the garden apartment that is connected by a breezeway. The approx. lot dimensions but may not be exact will include 95' on the west end, 164' on the north side, 164' on the north side and 95' on the east end. Seller is open to selling the entire property to make it +/- 31,350 sf at an additional price.

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Main House Features:

- Three bedrooms, one bath
- Sleeping loft with balcony views
- Large living room, office area, kitchen
- Wrap-around front porch
- Central air conditioning (recently updated)
- Currently Vacant

Upstairs Apartment:

- One bedroom, one bath
- Living room, kitchen, and some accessible attic space
- Private entry from the north end
- Currently Vacant

Garden Apartment:

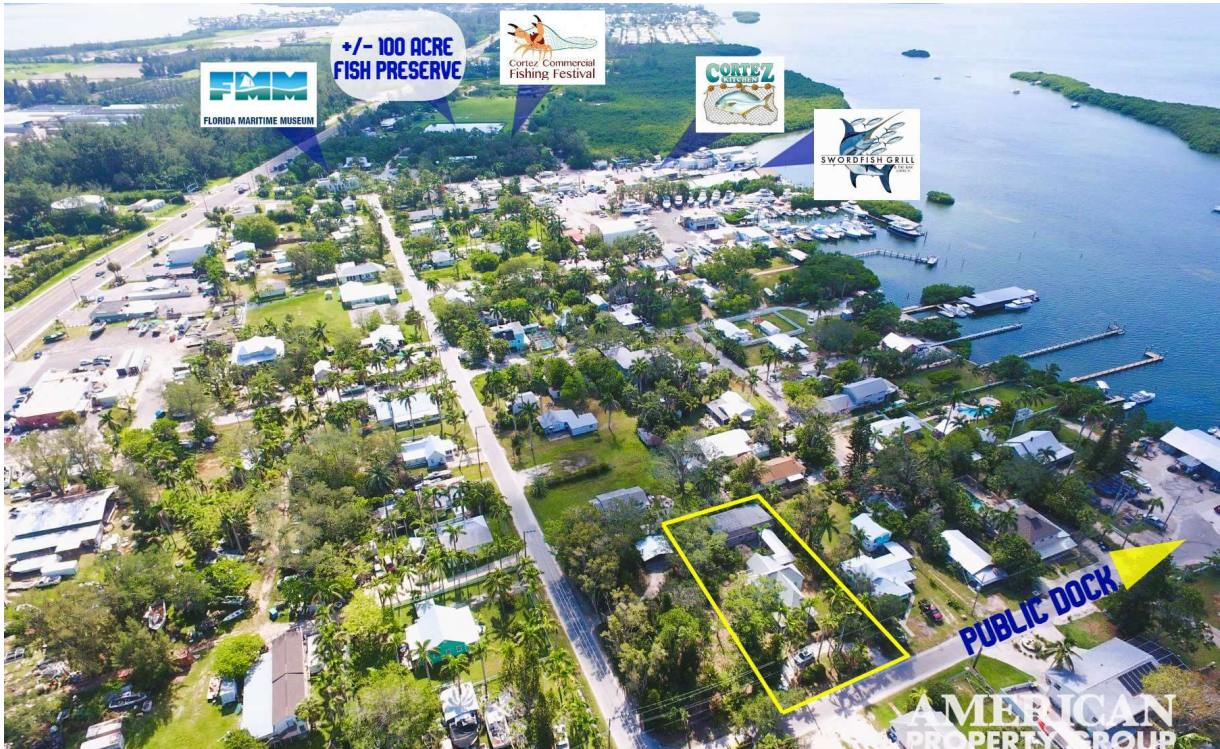
- Block construction with two bedrooms, one bath
- Large living room, renovated kitchen, washer, and dryer
- Connected to the main house via an enclosed breezeway
- Currently leased on a month-to-month basis

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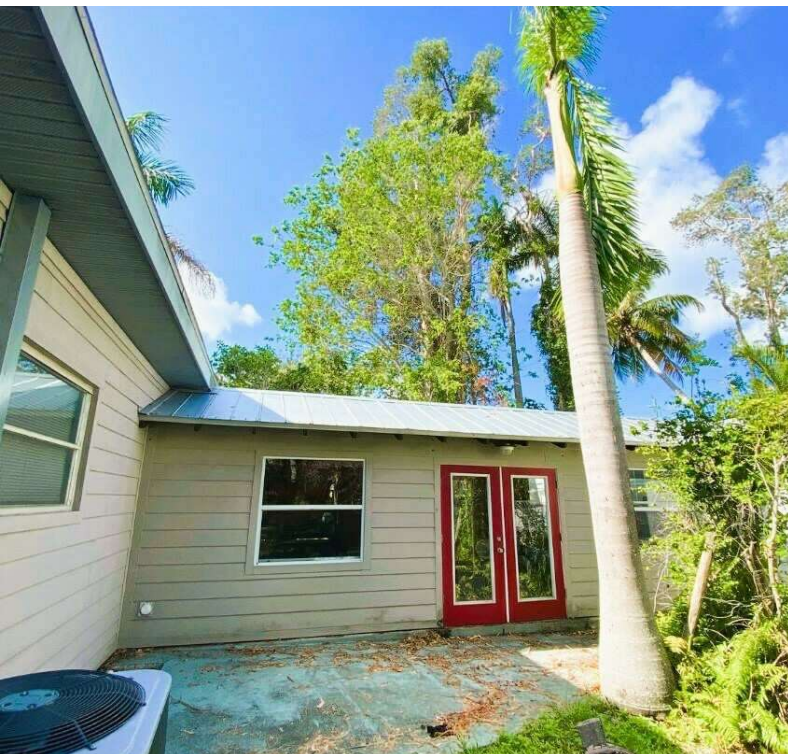
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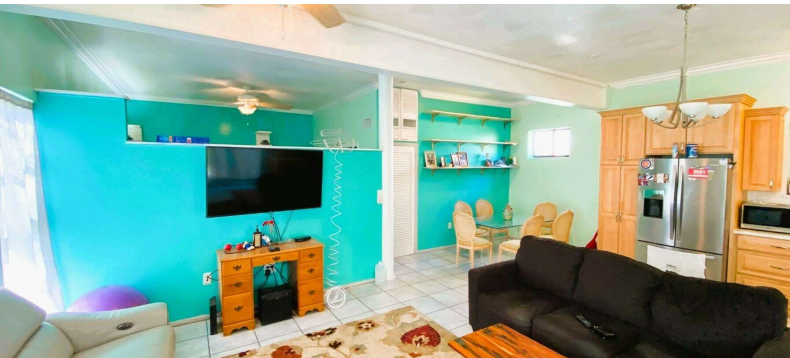


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GARDEN APARTMENT (2BD/1BATH)



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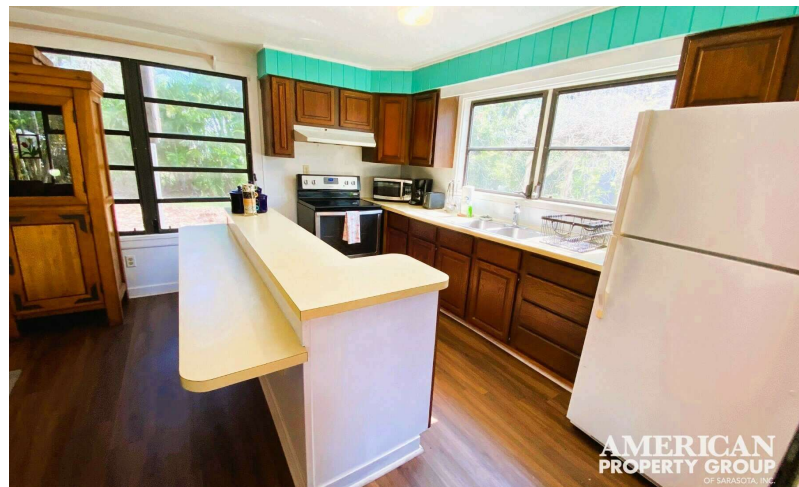


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BREEZEWAY AND MAIN HOUSE (3BD / 1 BATH)

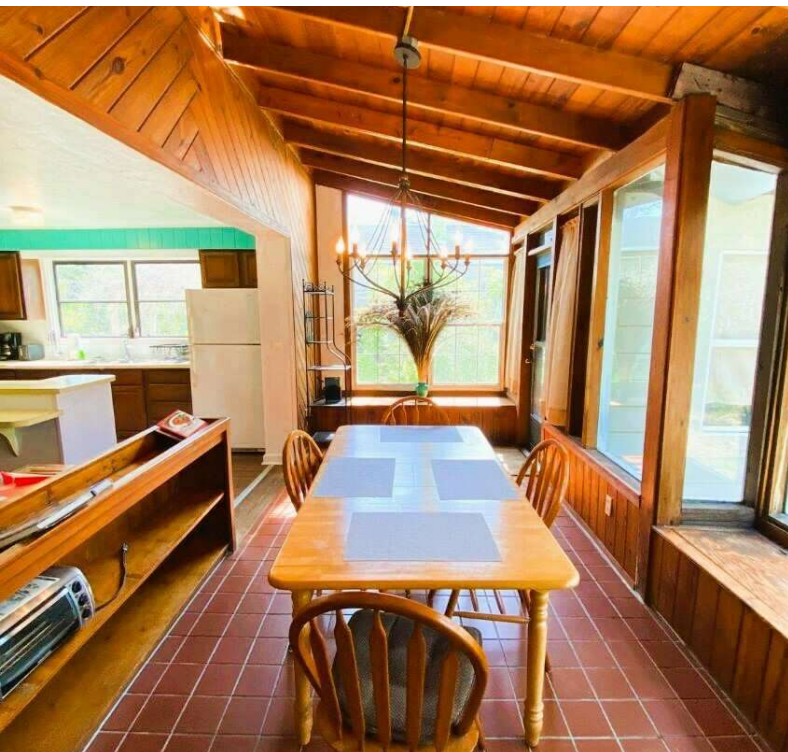


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MAIN HOUSE (3BD / 1 BATH)



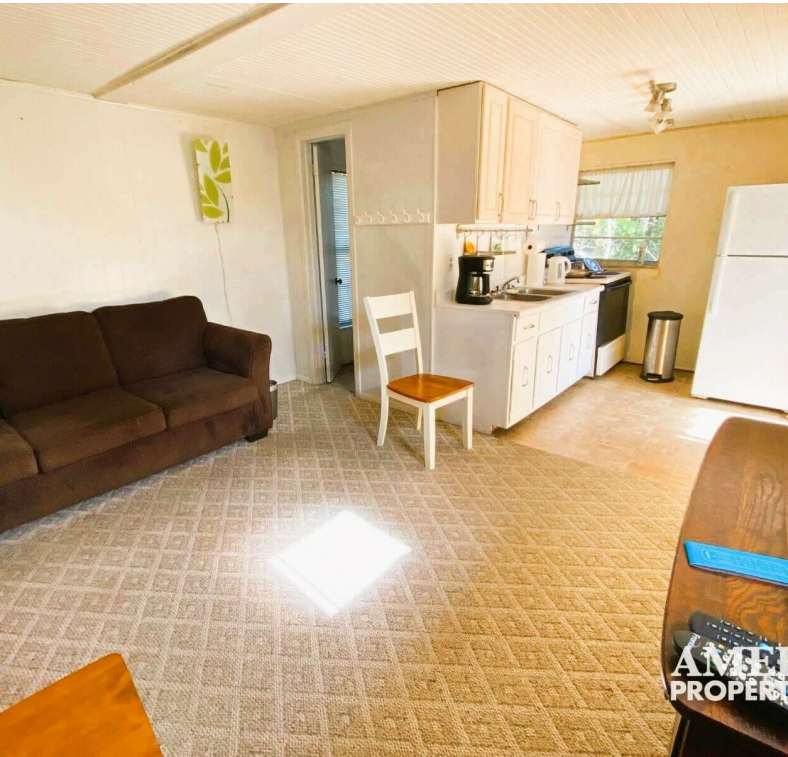
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2ND FLOOR APARTMENT (1BD / 1 BATH) AND PUBLIC DOCK

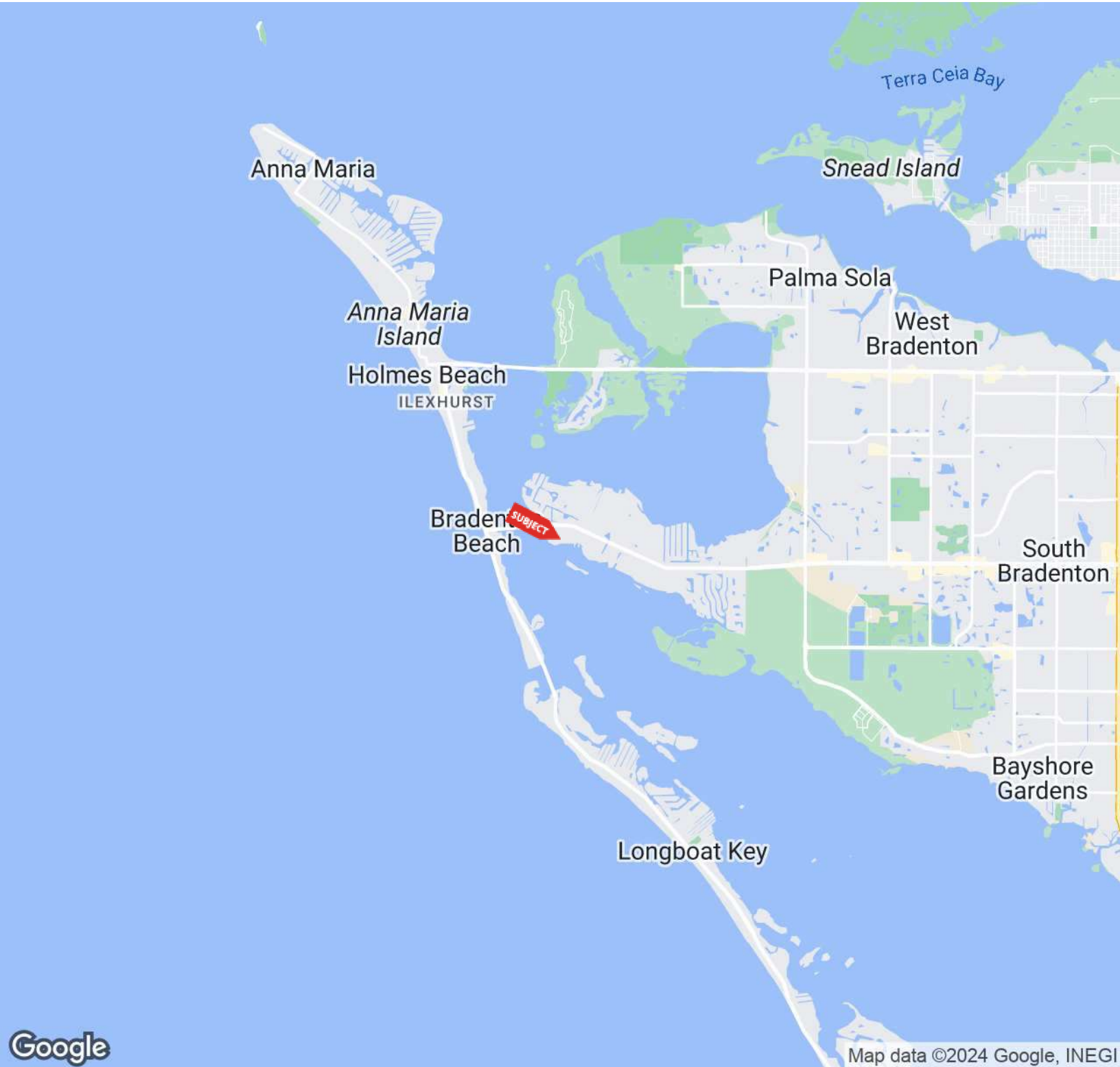


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