

SALE

1322 3RD AVENUE WEST

1322 3rd Avenue West Bradenton, FL 34205



PROPERTY DESCRIPTION

Introducing a historic gem, built in 1925 and thoughtfully renovated to marry its classic allure with modern functionalities. This property offers a prime investment opportunity for a professional office, multi-family conversion, or mixed-use project.

PROPERTY HIGHLIGHTS

- 2,681 SF building with historic charm and modern updates.
- Ideal for professional office, multi-family, or a mixed-use redevelopment.
- Renovated in 2018. Upgrades include: windows, electrical and sewer systems, paved driveway, fence, and an ADA restroom.
- Features large conference room and multiple private offices.
- Conveniently located near Courthouse, Riverfront, Main Street, Manatee Memorial Hospital, and the Bradenton Area Convention Center.
- Zoned BR-T5, offering versatile usage options for investors.

OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	7,670 SF
Building Size:	2,681 SF

Stacy Rosenberg
(727) 488-4814

Mousa Wakileh
(941) 960-9336



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COMMERCIAL
REALTY

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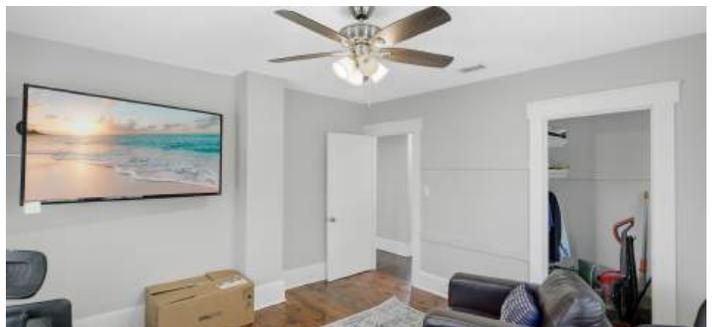
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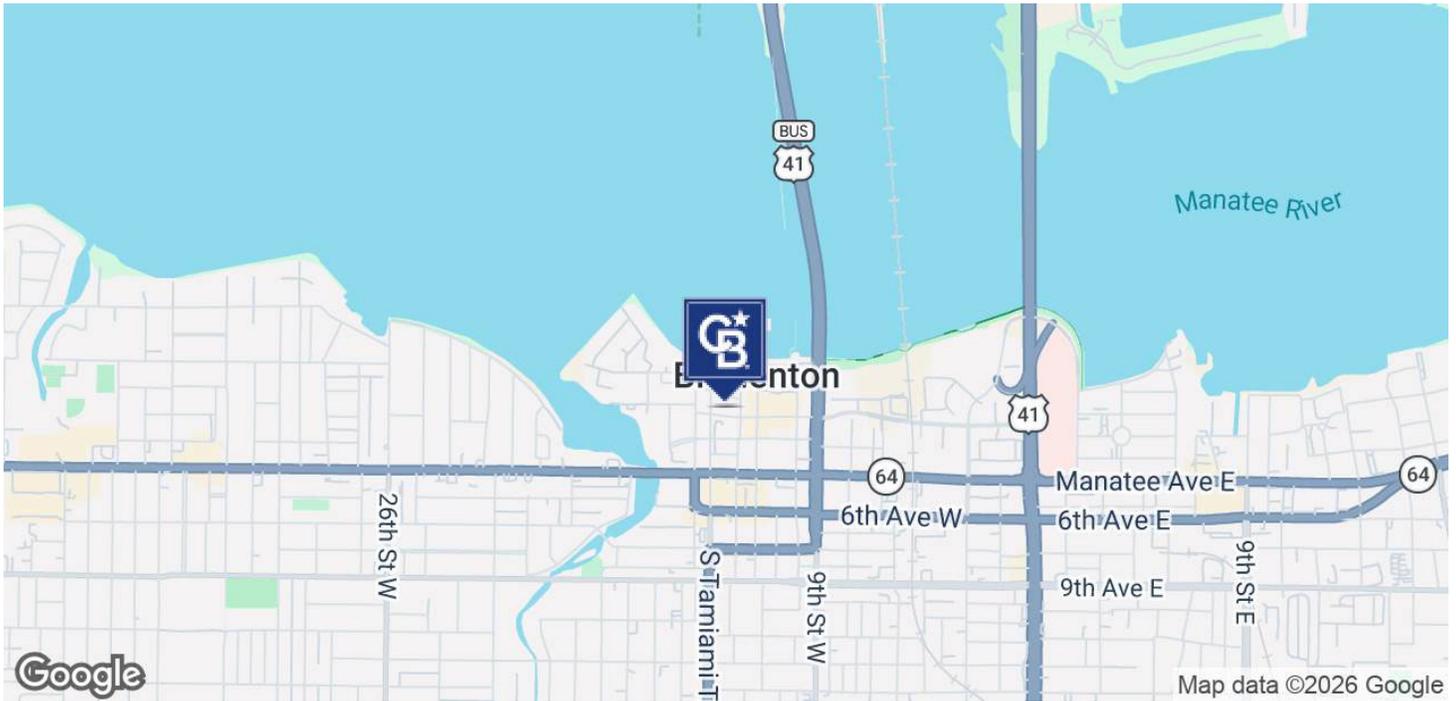


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	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	337	1,760	8,114
Average Age	73.5	59.3	45.9
Average Age (Male)	68.5	59	44.9
Average Age (Female)	71.9	56.7	45.5
HOUSEHOLDS & INCOME			
Total Households	192	946	3,688
# of Persons per HH	1.8	1.9	2.2
Average HH Income	\$99,304	\$89,462	\$75,806
Average House Value	\$248,364	\$271,076	\$262,447

2023 American Community Survey (ACS)

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