



WAGNER REALTY
COMMERCIAL/INVESTMENT DIVISION

OFFICE BUILDING AVAILABLE FOR SALE OR LEASE



**4110 Manatee Avenue West
Bradenton, FL 34209**

Ryan Hoffman

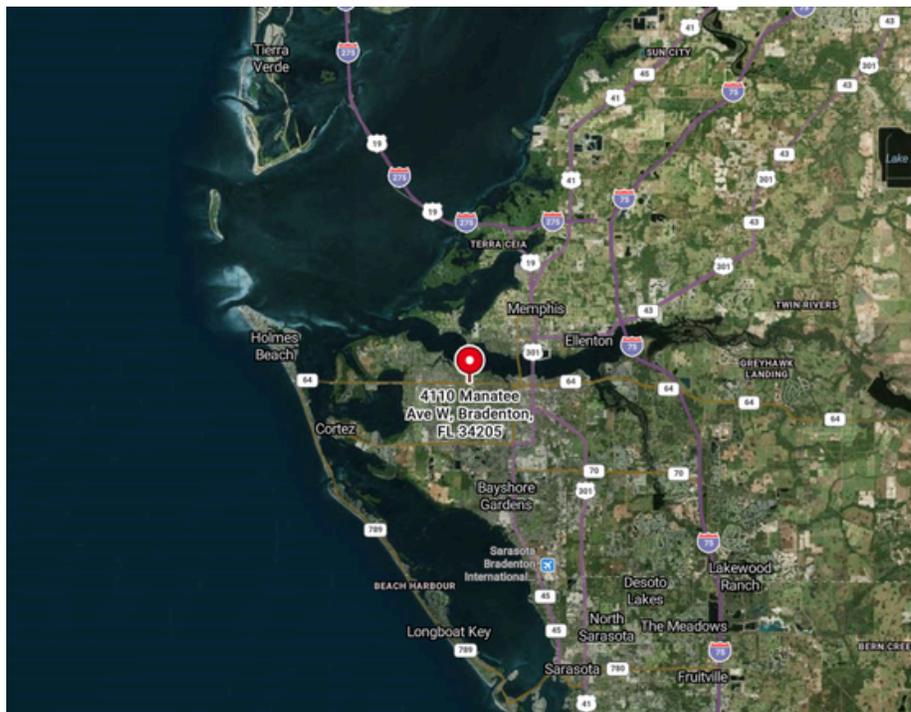
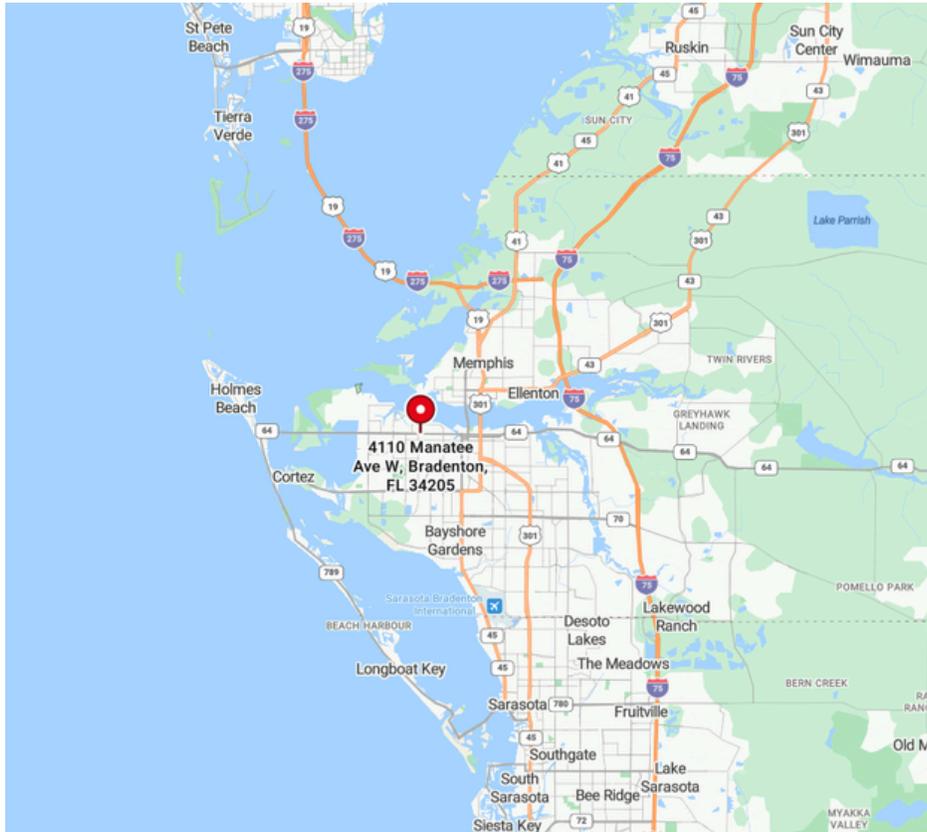
ryanhoff55@aol.com (941) 773-9184

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

Property Summary

- 4110 Manatee Avenue W
- Office Building for Sale or Lease
- Sale Price \$2,000,000
- Lease Price \$22 per sq ft NNN
- Building Size approx. 6,213 sq ft
- Land approx. .64 acre
- Zoned GC
- Flood Zone X
- 34 Parking Spaces
- Good ingress/egress
- Lighted pylon sign
- New roof 2025

Map & Aerial

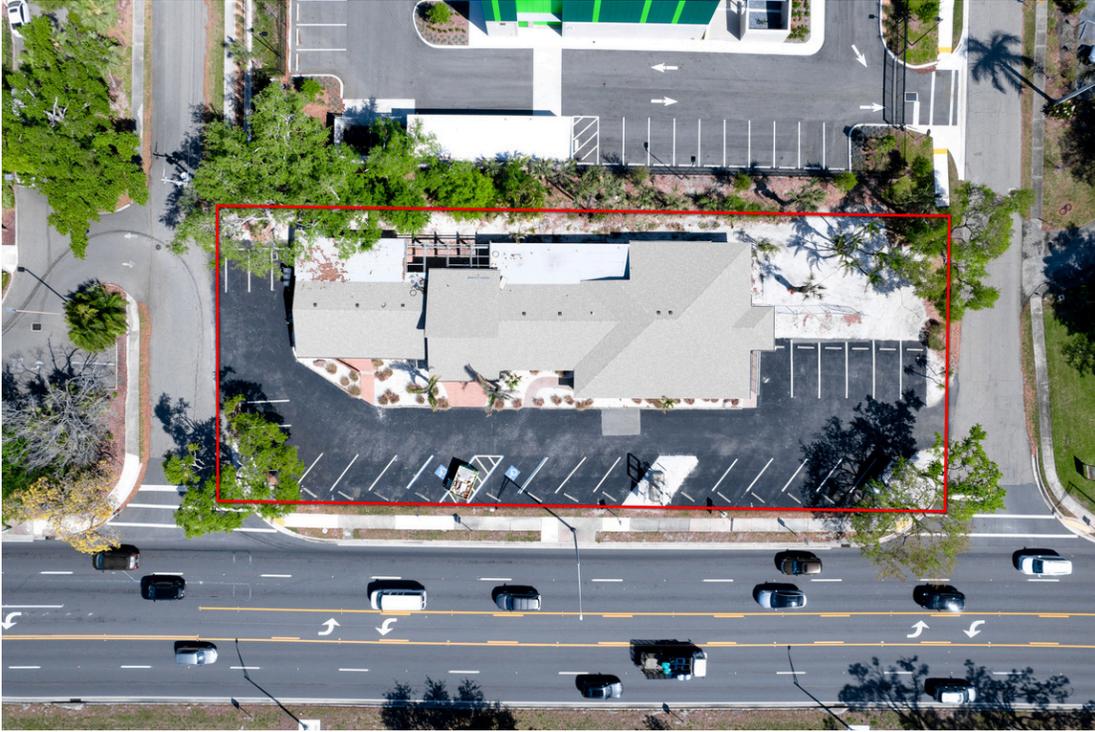


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