

## Prestigious Two Story Riverfront Building | For Sale or For Lease

1732 Manatee Ave W, Bradenton, FL 34205



### PROPERTY DESCRIPTION

Iconic Two Story Florida Mediterranean/Spanish Style Architecture on the River! This well appointed Professional Building is situated on just over 15,000 square feet of River Front Property located Directly on Manatee Avenue West! 1732 Manatee Ave has approximately 4,500+/- square feet of useable space. Property is currently being used as an Airbnb with multiple suite style accommodations. Prior to this use, this building served as a Law Firm with an Impressive Main Entrance, Large Conference Room, Spacious attorney and paralegal rooms. First and second floor have kitchens. Second Floor has a Balcony with Gorgeous Views of the Manatee River! Building was completely renovated including new windows, new flooring and much more! Very Spacious parking lot behind the building where you will also find a dock that takes you through the mangroves for a peaceful setting on the river! Urban Village zoning allows for commercial or residential supporting uses for our downtown urban core. Great Flexibility in a Spectacular Location with Amazing Visibility! This property is also available For Lease.

**Angela Varga**

Owner/Broker

941.932.7131

[avarga@gulfcoastcommercialgroup.com](mailto:avarga@gulfcoastcommercialgroup.com)

### PROPERTY HIGHLIGHTS

- Two Story Freestanding Riverfront Professional Building
- Excellent Visibility on Manatee Ave West with Large Monument Sign
- Building in Excellent Condition - Ready to be Occupied!
- Flexible Allowable Uses
- Spacious Parking Lot

### OFFERING SUMMARY

Sale Price:	\$1,300,000
Lease Rate:	\$21 NNN
Lot Size:	0.348 Acres
Building Size:	4,652 SF



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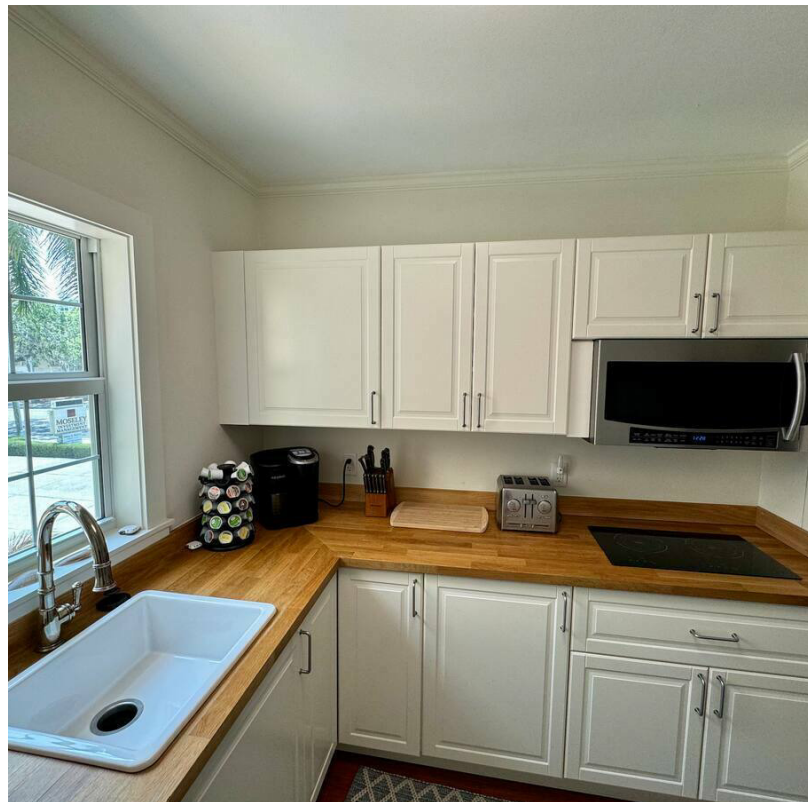
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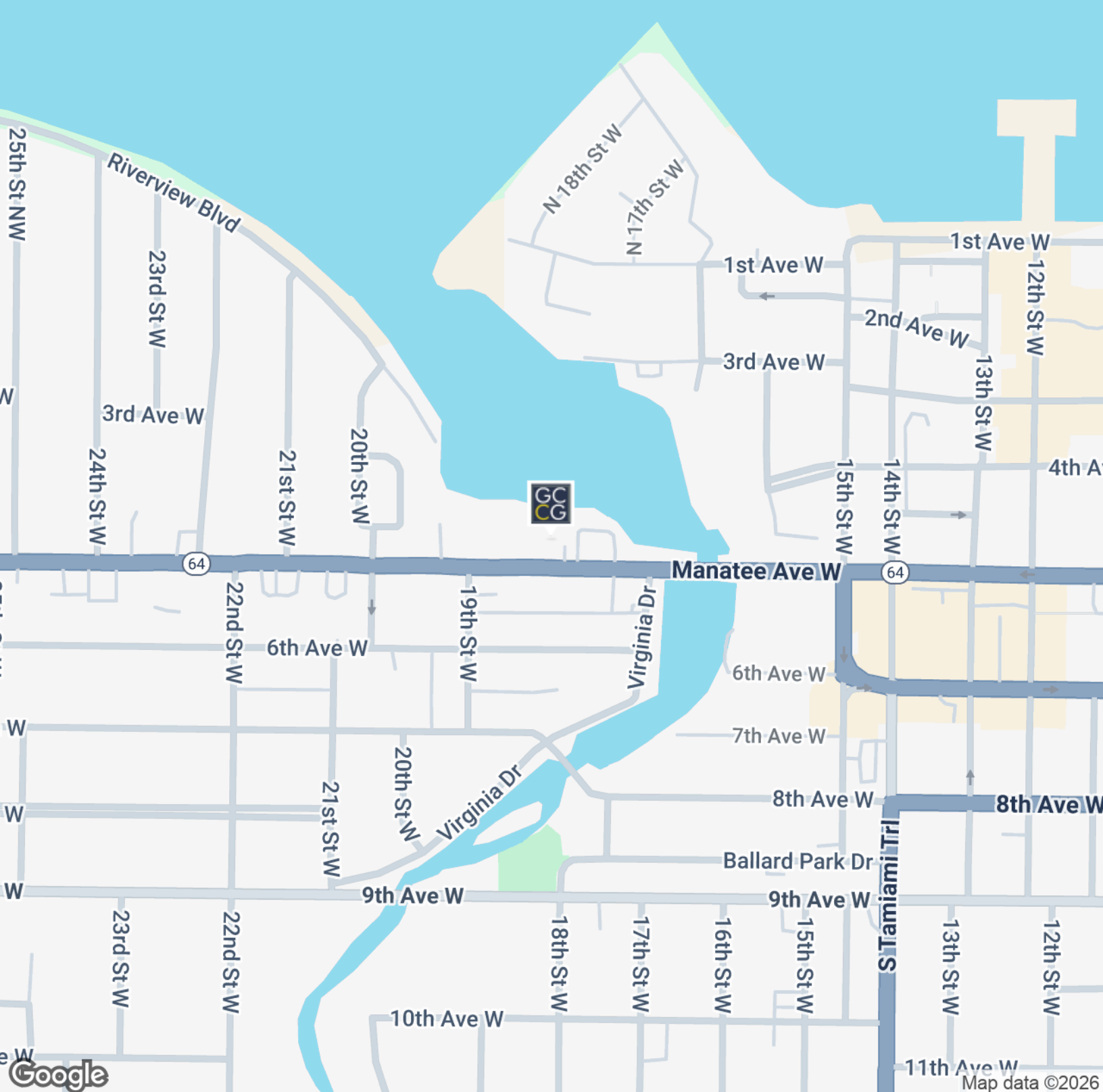


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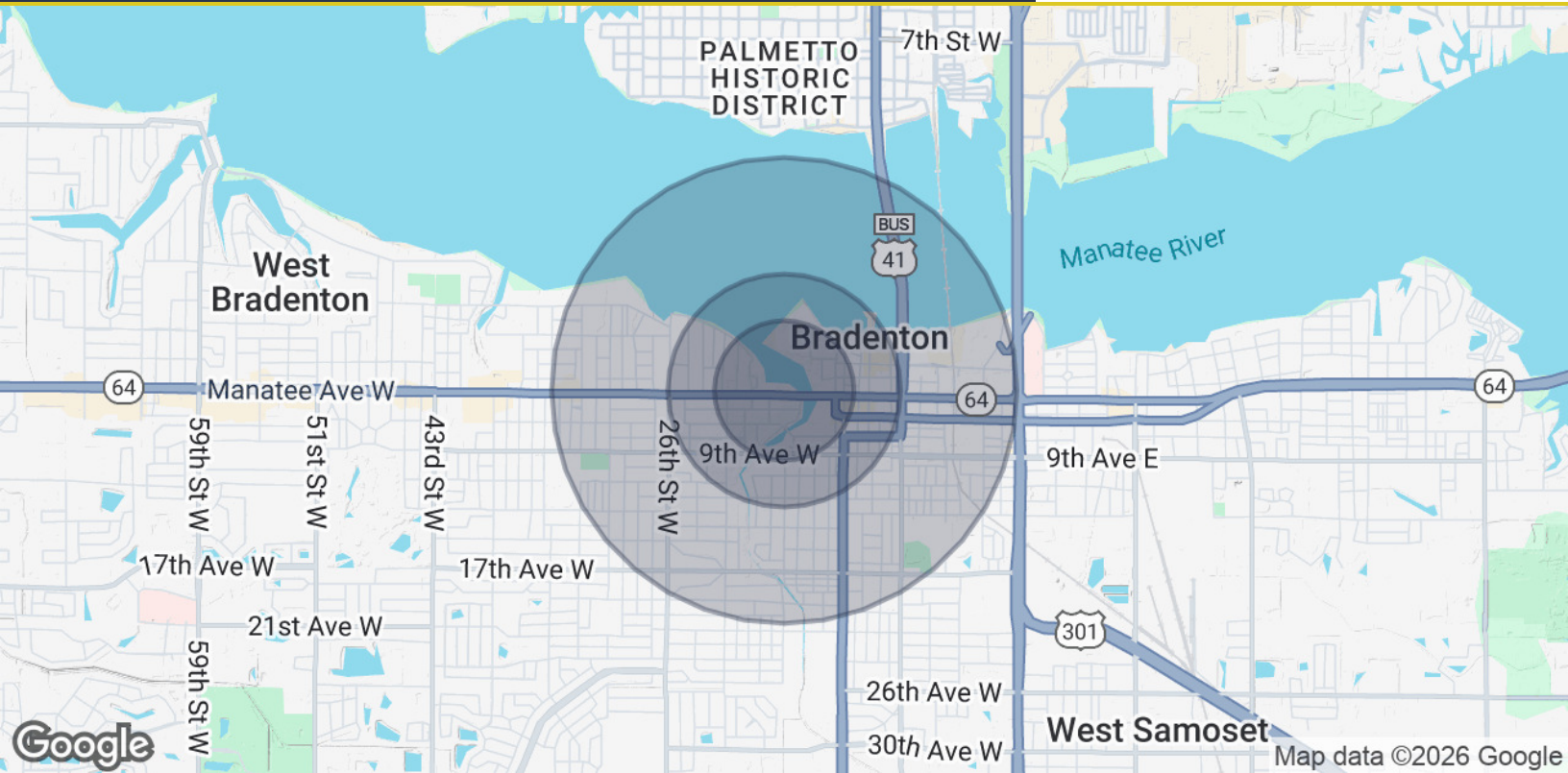
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,543	3,325	10,844
Average Age	62	54	46
Average Age (Male)	60	53	45
Average Age (Female)	64	56	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	778	1,575	4,853
# of Persons per HH	2	2.1	2.2
Average HH Income	\$70,849	\$71,372	\$68,684
Average House Value	\$325,954	\$311,552	\$288,091

Demographics data derived from AlphaMap

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