

PRICE REDUCTION!

15TH STREET APARTMENTS

📍 935 15th St W, Bradenton, FL 34205

INVESTMENT HIGHLIGHTS

- 6-Unit Multifamily Community Located in Downtown Bradenton, FL
- Favorable Unit Mix of 1-, 2-, and 3-Bedroom Floorplans
- 8.2% Year 1 Cap Rate with Adjusted Taxes and Full Expense Load
- Additional Income Streams from Laundry Facility and Storage Units
- Roofs Replaced in 2018; Water Heaters & HVAC Replaced in 2023
- Only 6-Minutes from Downtown Bradenton (0.9 Mi) Which Offers a Range of Dining, Shopping & Attractions
- Sarasota - Bradenton Ranks #6 on the 20 Fastest-Growing US Metro Areas (2024) & Job Growth Over the Next 10 Years is Forecast to Reach 44.6 (Exploding Topics)
- Nearby Entertainment Includes LECOM Park - Home of the Pittsburgh Pirates Spring Training Ballpark (0.6 Mi), Pier 22 (0.9 Mi), and The Bradenton Riverwalk (0.9 Mi)
- Conveniently Located Nearby Starbucks (1.2 Mi), Lowes (2.0 Mi), Best Buy (2.1 Mi), Publix (3.7 Mi), Walmart Supercenter (4.3 Mi), Sam's Club (5.5 Mi), and Costco (8.0 Mi) 18 Minutes from Ellenton Premium Outlets - the Region's Predominate Shopping Destination with 130+ Stores (7.3 Mi) & 23-Minutes from Sarasota – Bradenton International Airport (9.1 Mi)

INVESTMENT DETAILS

New Price	\$1,099,000
Price Per Unit	\$183,167
Price Per Rentable SF	\$231.37
Number of Units	6
Year Built	1941 & 1957



BRADENTON RIVERWALK
Scenic 1.5-Mile Park Along the Manatee River

5-Minute Drive to..
DOWNTOWN BRADENTON
Offers a Range of Dining, Shopping, & Attractions

 **Manatee**
Memorial Hospital
319-Bed Hospital



Hosts a Variety of Broadway Shows, Ballets, & Concerts

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APARTMENTS

 **Franklin Street**

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