



AMERICAN

ONE OF THE LARGEST PROPERTIES IN CORTEZ VILLAGE!

4507 123RD STREET WEST
CORTEZ, FLORIDA 34215

PROPERTY HIGHLIGHTS

- LOCATION! LOCATION! LOCATION!
- +/- 1 MILE FROM BRADENTON BEACH
- +/- 3 MILES FROM HOLMES BEACH
- +/- 3 MILES FROM ANNA MARIA ISLAND
- +/- 3 MILES FROM THE NEW SEA FLOWER AT LAKE FLORES
- +/- 6 MILES FROM IMG SPORTS ACADEMY
- +/- 13 MILES TO SRQ INTERNATIONAL AIRPORT



For More Information

ADAM DOAK

Commercial Realtor

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ZONED RSF-6 WITH 3 APTS. ON .72 ACRES



OFFERING SUMMARY

Sale Price:	\$1,295,000
Building Size:	3,103 SF
Lot Size:	0.72 Acres
Number of Units:	3
Zoning	RSF-6

PROPERTY OVERVIEW

This large site is currently vacant and ready for refurbishment or redevelopment.

Rarely does a property with this size come available in the well known Cortez Village.

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)

A brand new exterior stairway has been constructed to the upstairs apartment of the large house that 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 hook up. The main house is connected to the garden apartment by a breezeway that is fully enclosed.

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PROPERTY DESCRIPTION

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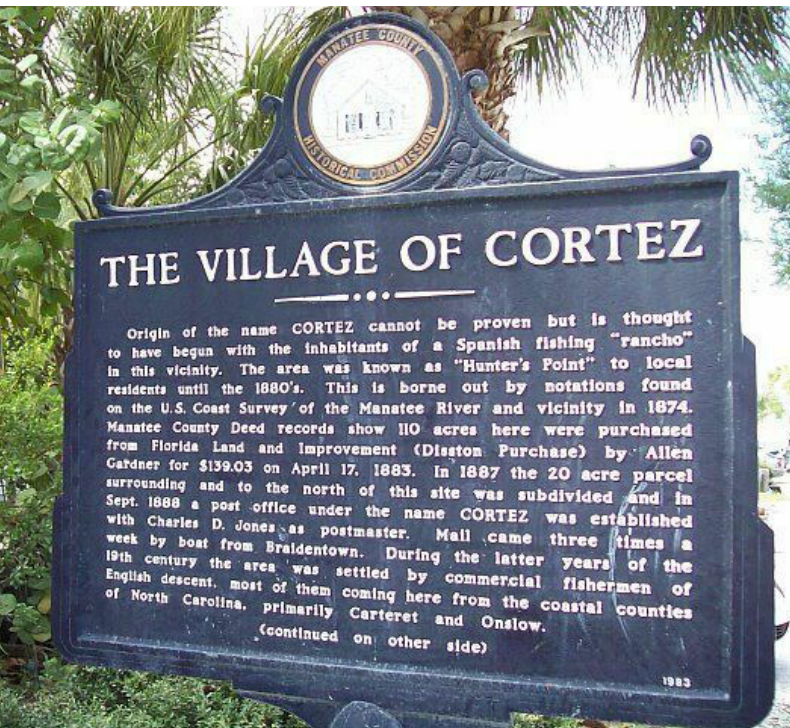
The owner has completed a number of updates to this house and these two units such as a new roof, restoration to the front porch, and installing central air and heat along with the other updates included in this description.

Ability to build more units on the vacant land makes this opportunity a one of a kind buy!

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.

The approx. lot dimensions but may not be exact will include 190' on the west end, 165' on the north side, 165' on the north side and 190' on the east end.



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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 Vacant



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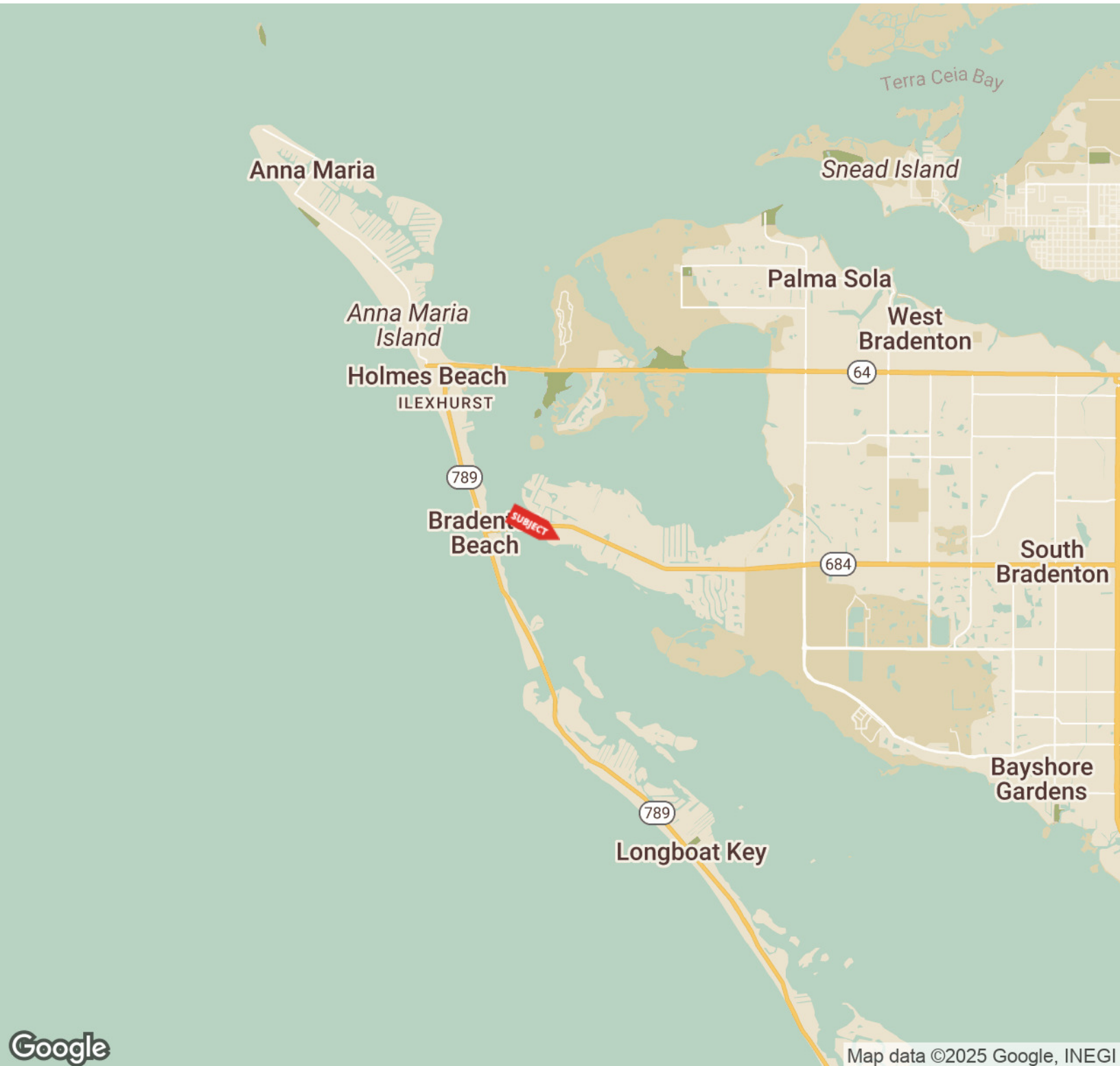


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