



**WAGNER REALTY**  
COMMERCIAL/INVESTMENT DIVISION

# **Building FOR SALE**



**510 7<sup>th</sup> Street E  
Bradenton FL 34208**

**David Fletcher**

**davidfletchercommercial@gmail.com (941) 720-7575**

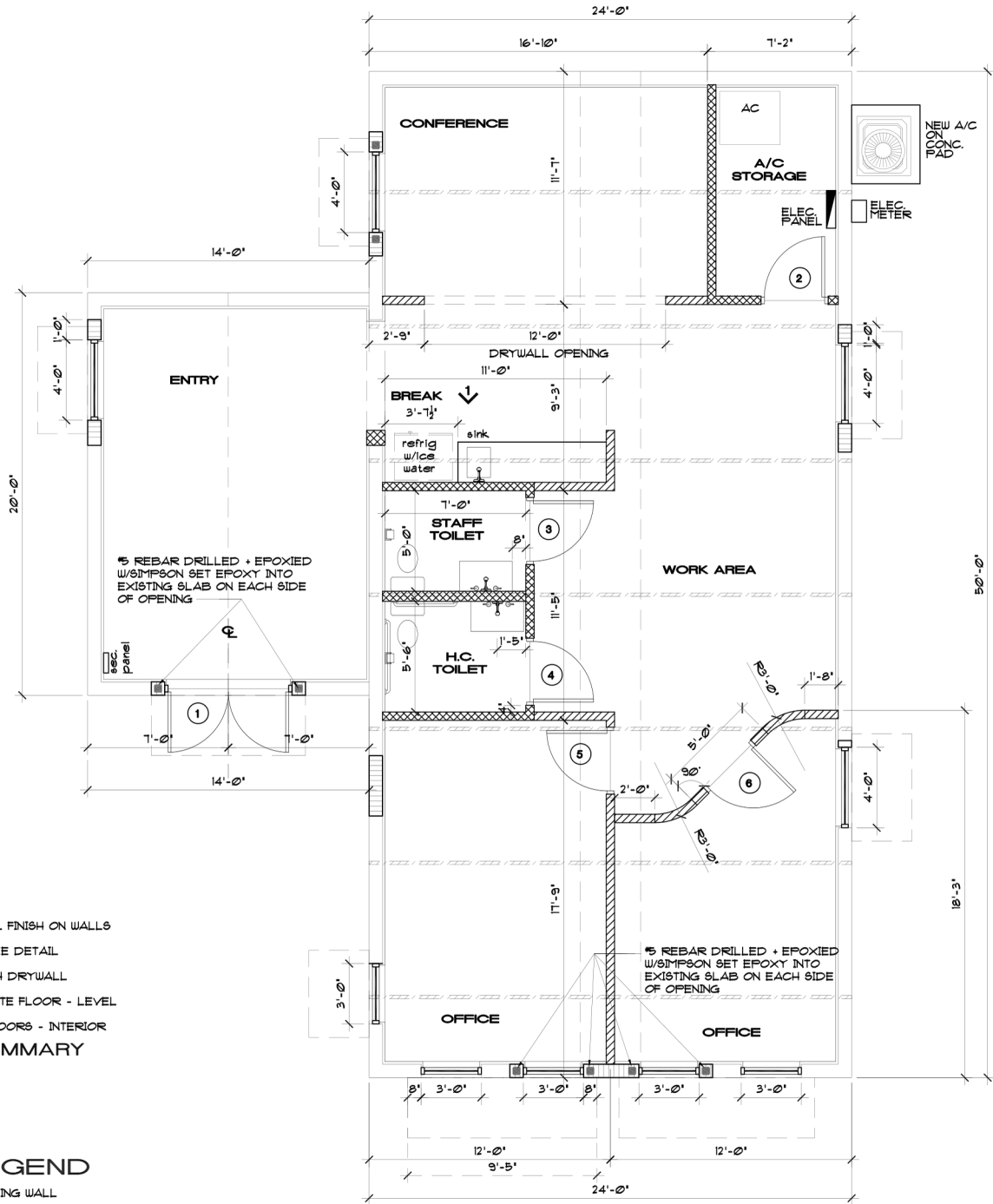
**3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210**

# Property Summary

- Asking Price: \$499,000
- Beautiful architecturally appointed office space with distinctive design elements
- Prime location just minutes from downtown Bradenton
- ±1,500 SF of well-maintained, move-in ready space
- Functional layout featuring reception area, two private offices, and conference room
- Two restrooms for convenience and flexibility
- Open beam, vaulted ceilings creating a bright and spacious work environment
- Impact-resistant windows and doors
- Durable metal roof and solid overall construction
- Additional land for future expansion

The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

# Floor Plan



## 1 Floor Plan

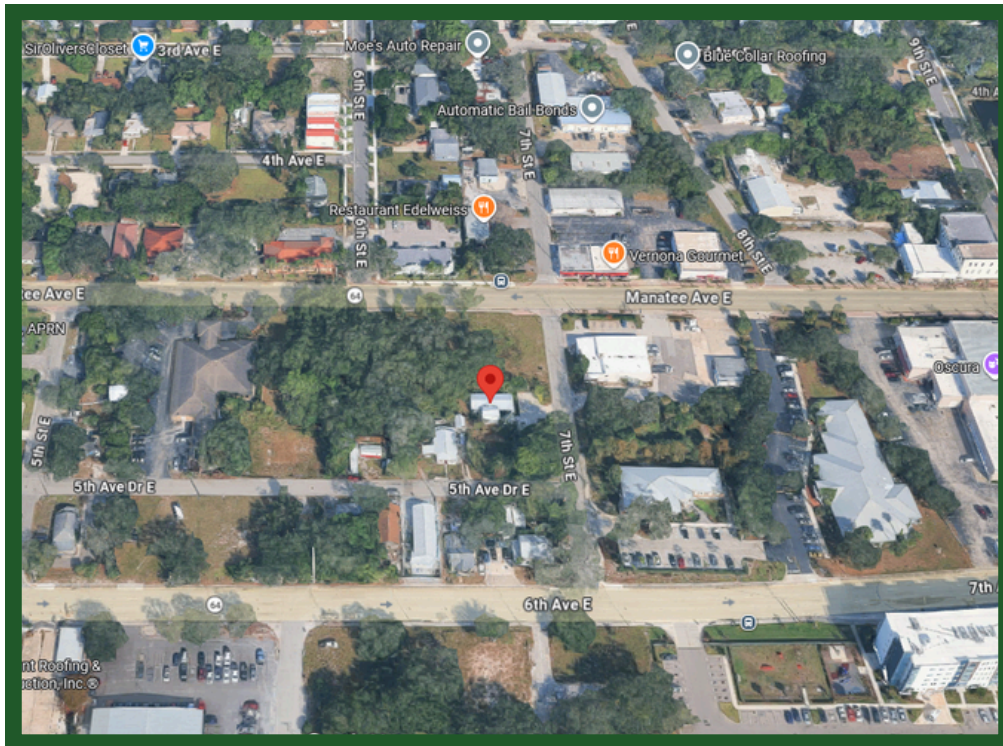
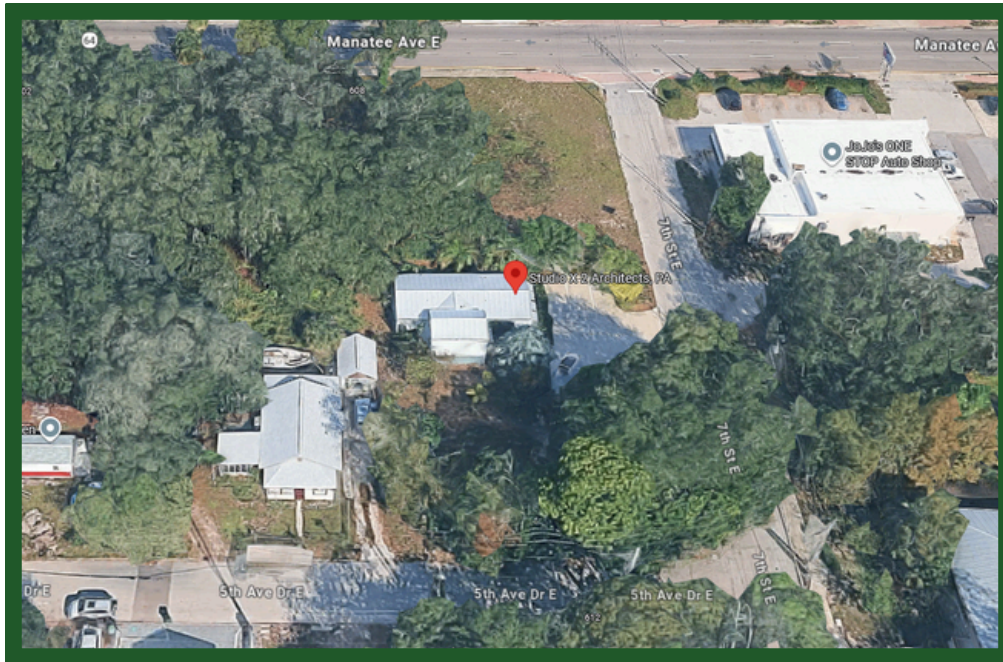
SCALE: 1/4" = 1'-0"

David Fletcher

davidfletchercommercial@gmail.com (941) 720-7575

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

# Aerials



**David Fletcher**

**davidfletchercommercial@gmail.com (941) 720-7575**

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

# Parcel



David Fletcher

davidfletchercommercial@gmail.com (941) 720-7575

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

# Property Photos



**David Fletcher**  
**davidfletchercommercial@gmail.com (941) 720-7575**  
**3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210**