



THE
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New to
Market!



6-Unit Apartment Building in Bradenton, FL



6-UNITS
1 BUILDING



GROSS AREA
7,260 SF



BUILT IN
1975



BRADENTON
FLORIDA

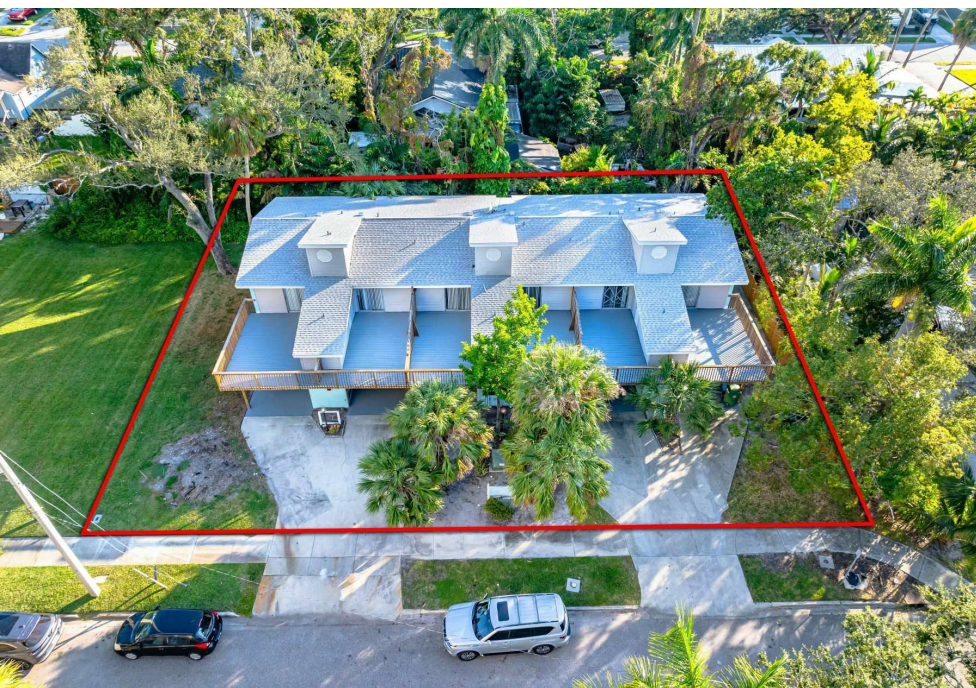


MASONRY
CONSTRUCTION

ACCESS OFFERING MEMORANDUM FOR FULL DETAILS AT [MULTIFAMILYFIRM.COM](https://www.MultifamilyFirm.com)



PROPERTY HIGHLIGHTS



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- Potential Seller Financing w/ Potential Interest-Only Payments for a Qualified Buyer
- Attractive Two-Story Townhome-Style Floorplans | Featuring Superior 2-Bedroom / 1.5-Bathroom Units
- Extensive Renovation Just Completed, Including Drywall Replacement & Interior Restoration
- All Units Updated w/ LVP Flooring, Granite Countertops, White Cabinetry, Stainless-Steel Appliances, Fresh Paint & Modern Bathroom Finishes
- Substantial HVAC Upgrades Completed | Four Central AC's Replaced in 2025 | Two Replaced in 2023/2019
- Light Value-Add Offering | Opportunity to Recapture Water Expense w/ Implementing RUBS or Utility Fees, Alongside Cosmetic Enhancements to Boost Rents
- Water-View Balconies w/ Built-In Storage, and Sizable Rear Patio Areas Offering Value-Add Yard-Space Potential
- Covered Carports & Private Laundry Rooms with W/D Hookups
- Rock-Solid 1975 Masonry Construction Consisting of 6-Units in 1 Building on 1 Parcel Totaling 0.26 Acres





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Edgewater Apartments

6-Unit Townhome-Style Apartment Building in Bradenton, FL

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