



**SALE**

# 4107 26th Street West

**4107 26TH STREET WEST**

Bradenton, FL 34205

**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)



PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$325,000
NUMBER OF UNITS:	1
LOT SIZE:	0.258 Acres
BUILDING SIZE:	1,000 SF
ZONING:	PRS
YEAR BUILT:	2006
APN #:	5060600003

PROPERTY HIGHLIGHTS

- 1,000 SF Open floor plan
- Single unit, ideal for focused professional use
- Zoned PRS for versatile professional applications
- Prime location in the vibrant Bradenton area

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## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Freestanding building with an open floor plan. 1,000 SQ FT with room to expand. Zoned PRS, it offers versatile options for various professional uses within the vibrant Bradenton area.

### LOCATION DESCRIPTION

West of US-41, North of Cortez Road, with good visibility along 26th St W, a popular secondary arterial road.

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PROPERTY DETAILS

SALE PRICE	\$325,000
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LOCATION INFORMATION

STREET ADDRESS	4107 26th Street West
CITY, STATE, ZIP	Bradenton, FL 34205
COUNTY	Manatee
MARKET	Bradenton
SUB-MARKET	Sarasota
CROSS-STREETS	26th St. West & Cortez Rd West
TOWNSHIP	35s
RANGE	17e
SECTION	03
SIDE OF THE STREET	East
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	US 41 - 1 mile
NEAREST AIRPORT	Sarasota Bradenton International Airport - 6 miles

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	PRS
LOT SIZE	0.258 Acres
APN #	5060600003
LOT FRONTAGE	40 ft
LOT DEPTH	76 ft
CORNER PROPERTY	No
TRAFFIC COUNT	17300
TRAFFIC COUNT STREET	26th St West
WATERFRONT	No
POWER	Yes

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PROPERTY DETAILS

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BUILDING INFORMATION

BUILDING SIZE	1,000 SF
BUILDING CLASS	A
NUMBER OF FLOORS	1
YEAR BUILT	2006
GROSS LEASABLE AREA	1,000 SF
CONSTRUCTION STATUS	Existing
FRAMING	Masonry/Stucco
CONDITION	Excellent
ROOF	Gable /Hip - Composition Shingle
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FOUNDATION	Slab

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	7.5
NUMBER OF PARKING SPACES	6

UTILITIES & AMENITIES

SECURITY GUARD	No
ELEVATORS	0
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	yes
RESTROOMS	1

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## ADDITIONAL PHOTOS



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**4107 26TH STREET WEST** | Bradenton, FL 34205

**SVN | COMMERCIAL ADVISORY GROUP**

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## AERIAL MAP



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## AERIAL MAP



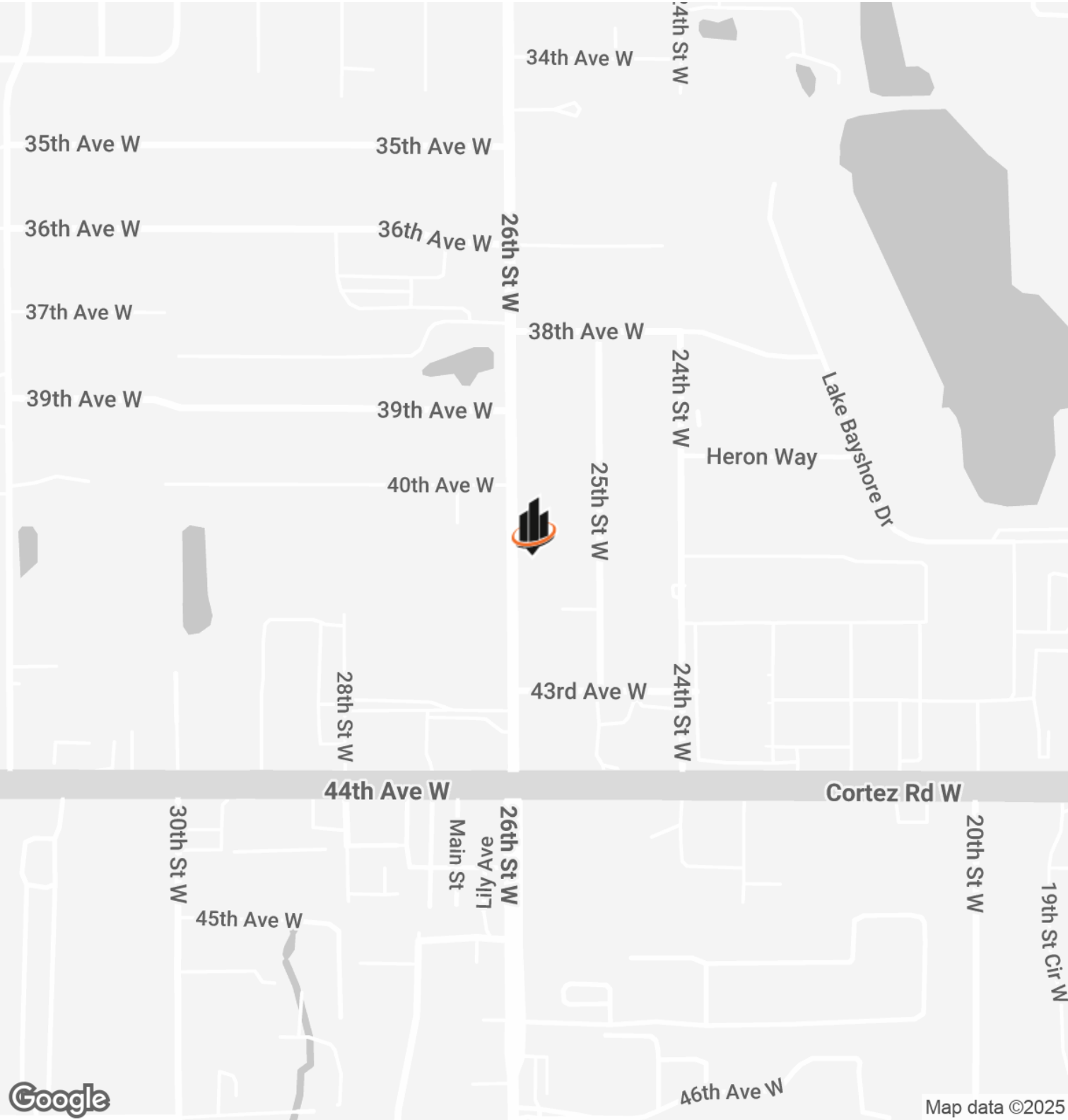
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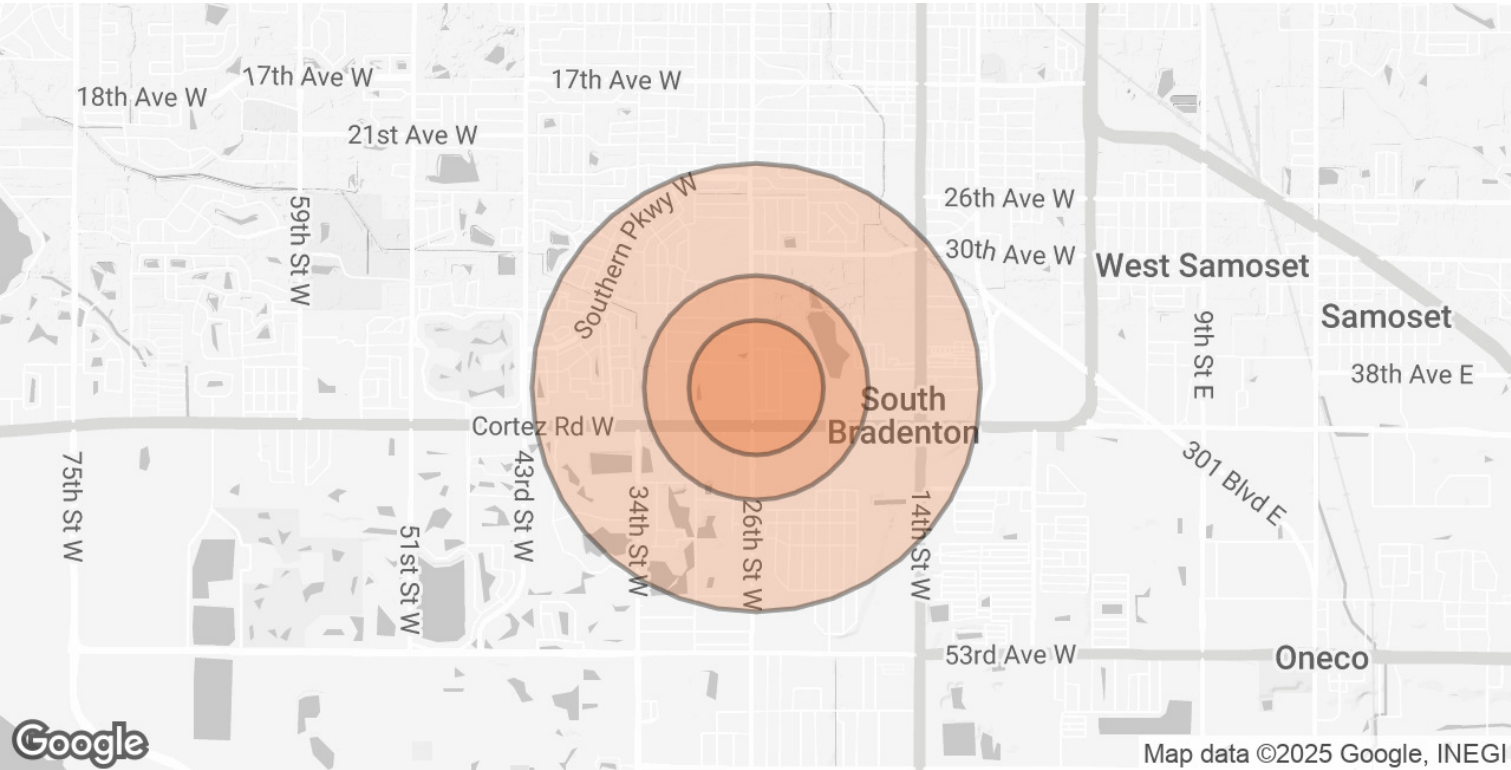
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,208	6,212	21,061
AVERAGE AGE	42	46	44
AVERAGE AGE (MALE)	41	44	42
AVERAGE AGE (FEMALE)	43	48	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	560	3,027	9,097
# OF PERSONS PER HH	2.2	2.1	2.3
AVERAGE HH INCOME	\$60,989	\$59,558	\$63,382
AVERAGE HOUSE VALUE	\$163,341	\$171,913	\$204,195

Demographics data derived from AlphaMap

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## GAIL BOWDEN

Senior Investment Advisor

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## PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail  
Real Estate Forum's Women of Influence 2020 & 2016  
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014  
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017  
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction  
Ranked #11 worldwide & #2 in Florida with SVN 2019  
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

## RECENT TRANSACTIONS

- SOLD | Medical Office Building | Mount Dora, FL | \$16,300,000
- SOLD | Industrial Portfolio | Southwest, FL | \$10,000,00

**SVN | Commercial Advisory Group**  
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