



PROPERTY DESCRIPTION

1725 Manatee Ave West is Home to Magnolia on the Avenue which is currently being operated as a 35 Bed Assisted Living Facility. Outstanding Value Add Opportunity for an owner operator with all necessary components in place. Property could also be purchased for an Owner User for a different use due to the flexibility within the current Urban Village Zoning designation. This two story Victorian Style Building sits on .466 Acres directly on Manatee Avenue just West of Downtown Bradenton. Property is positioned with three access points, main entrance from Manatee Ave., back (south) entrance from 6th Ave. West, and side (east) entrance from Virginia Drive. Two nice sized parking lots front and back of the building. This building is fully sprinkled with a large commercial elevator. Exterior large porch and patios on both floors. All 35 Private Rooms have their own spacious window with plenty natural light, either a shared restroom or private restroom and their own climate controlled A/C and Heating unit. Both floors have spacious dining and sitting areas with an abundant natural light. The first floor has a commercial grade kitchen, barber station and plenty of spacious sitting areas for residences. Facility is private, quaint, and secured. New Roof installed 2024!

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PROPERTY HIGHLIGHTS

- Premier Manatee Avenue Location with Excellent Visibility
- Currently operating as a 35 Bed Assisted Living Facility
- Building can be converted to an Owner User Property for a variety of uses
- Bradenton Urban Village Zoning - Excellent Zoning classification in the City of Bradenton
- Fully Sprinkled Two Story Victorian Style Building with Large Commercial Elevator and Kitchen
- Building in Excellent Condition with Recent Updates throughout and a New Roof!

OFFERING SUMMARY

Sales Price:	\$2,600,00
Number of Units:	One - 2 Story Building
Lot Size:	0.466 Acres
Building Size:	12,726 SF



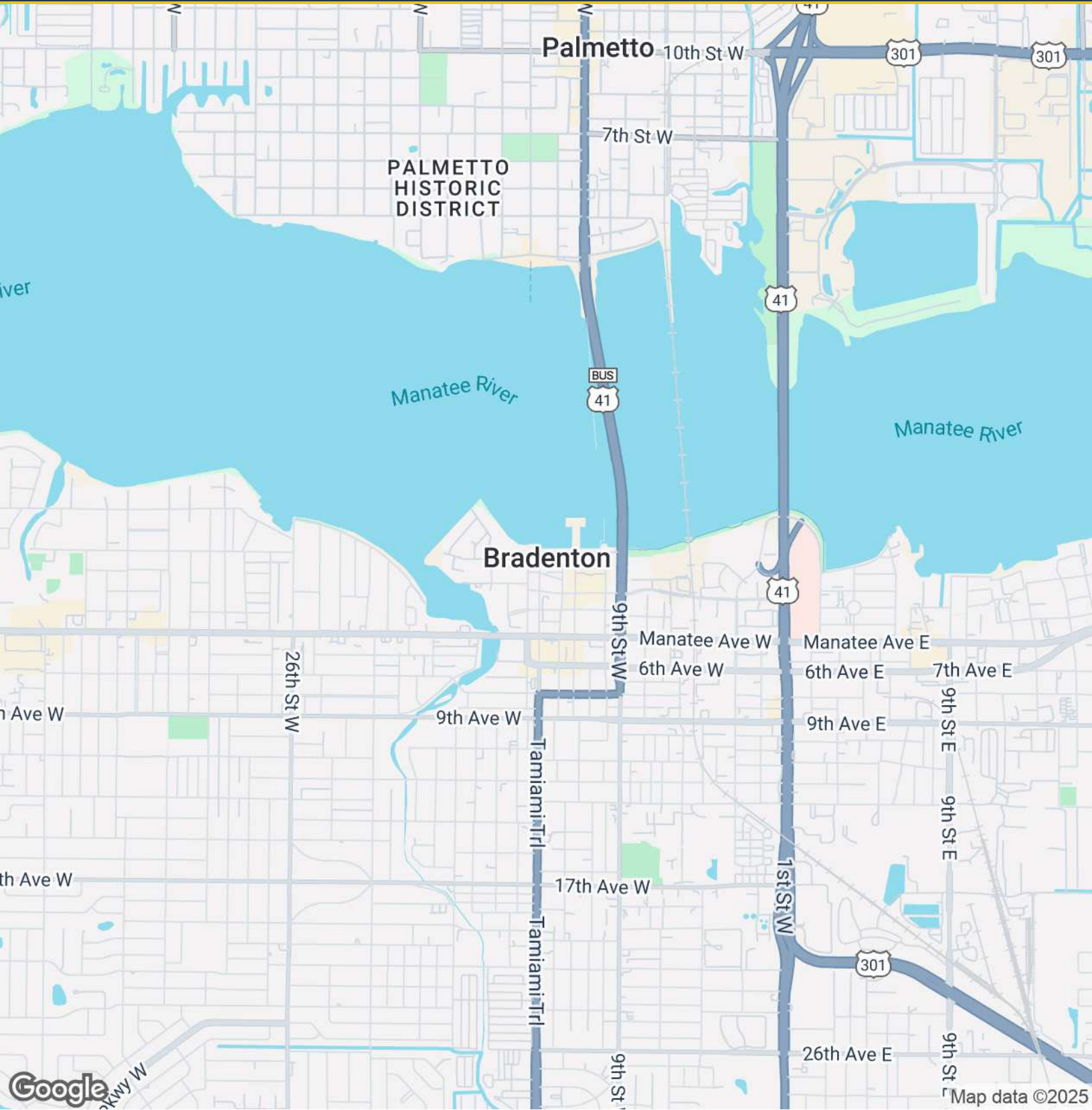
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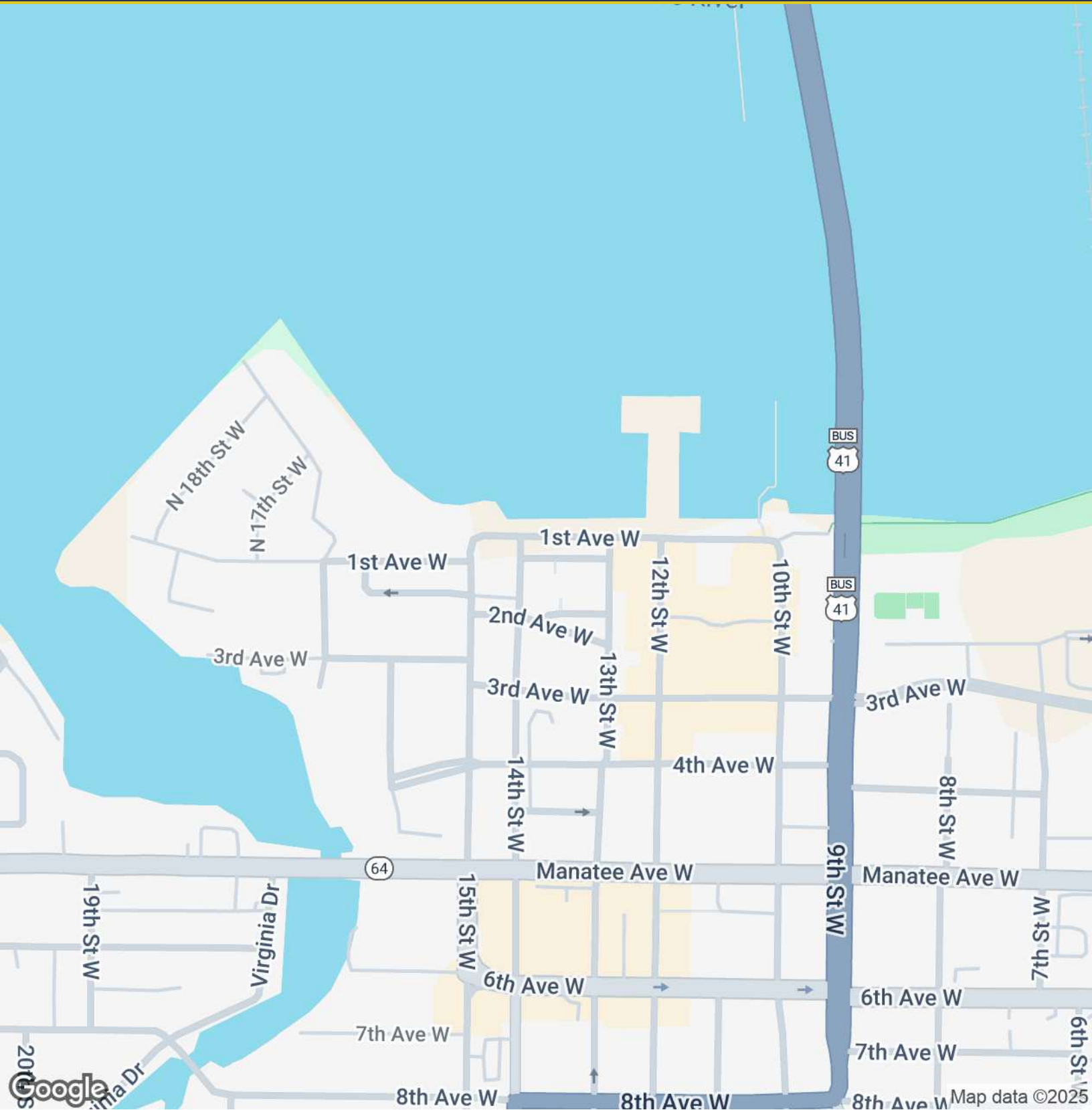
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,320	4,221	11,079
Average Age	59	51	46
Average Age (Male)	57	50	45
Average Age (Female)	61	52	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	636	1,896	4,960
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$69,092	\$70,595	\$68,444
Average House Value	\$306,410	\$292,991	\$286,754

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

Angela is the Owner and Broker of Gulf Coast Commercial Group. With her vast knowledge and passion in the commercial real estate industry she has been involved in over \$200 Million in transaction volume. Angela's Career life in Real Estate started in 2002. Her areas of expertise primarily include medical and professional office sales, retail sales and leasing, as well as land sales and site acquisition. Commercial Real Estate Consulting is an area Angela's client base rely heavily on due to her variety of transaction situations and continued education in all areas of Commercial Real Estate Investments .

She works with each client from contract to closing or from lease negotiations to a secured lease site, making certain each and every step of the transaction is handled accurately. Her ability to negotiate and communicate with all parties ensures her client's deals reach the closing table no matter how difficult it becomes. It is proven year after year by her referral and return business.

Angela is highly regarded in her industry and her community for her work ethic, market knowledge, and professionalism.

Angela sits on the Board of her local Commercial Real Estate Alliance Realtors Association of Sarasota and Manatee. Angela has lived in the Manatee community for more than 20 years which gives her vast knowledge of the Bradenton, Palmetto, Parrish, Ellenton and Sarasota Areas.

Angela is married to Dr. Andrew Varga, DMD and the proud mother of two children who attend St. Stephens Episcopal School in Bradenton. When she finds the time, her hobbies include boating, fishing, running, yoga and spending time with her family.

Here is a small Snap Shot of the Variety of Properties in Angela's Closed Portfolio:

- Blake Park Medical/Office Park \$9,500,000
- Keeton's Corner Downtown Bradenton Assemblage \$4,152,000
- NW Bradenton Medical Building \$2,250,000
- Downtown Bradenton City Block \$2,350,000
- Parrish Land \$5,000,000
- 10 Year Medical Lease 4,500 sq.ft. Building Valued over \$1,200,000
- Warehouse Sale in Bradenton \$1,350,000

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