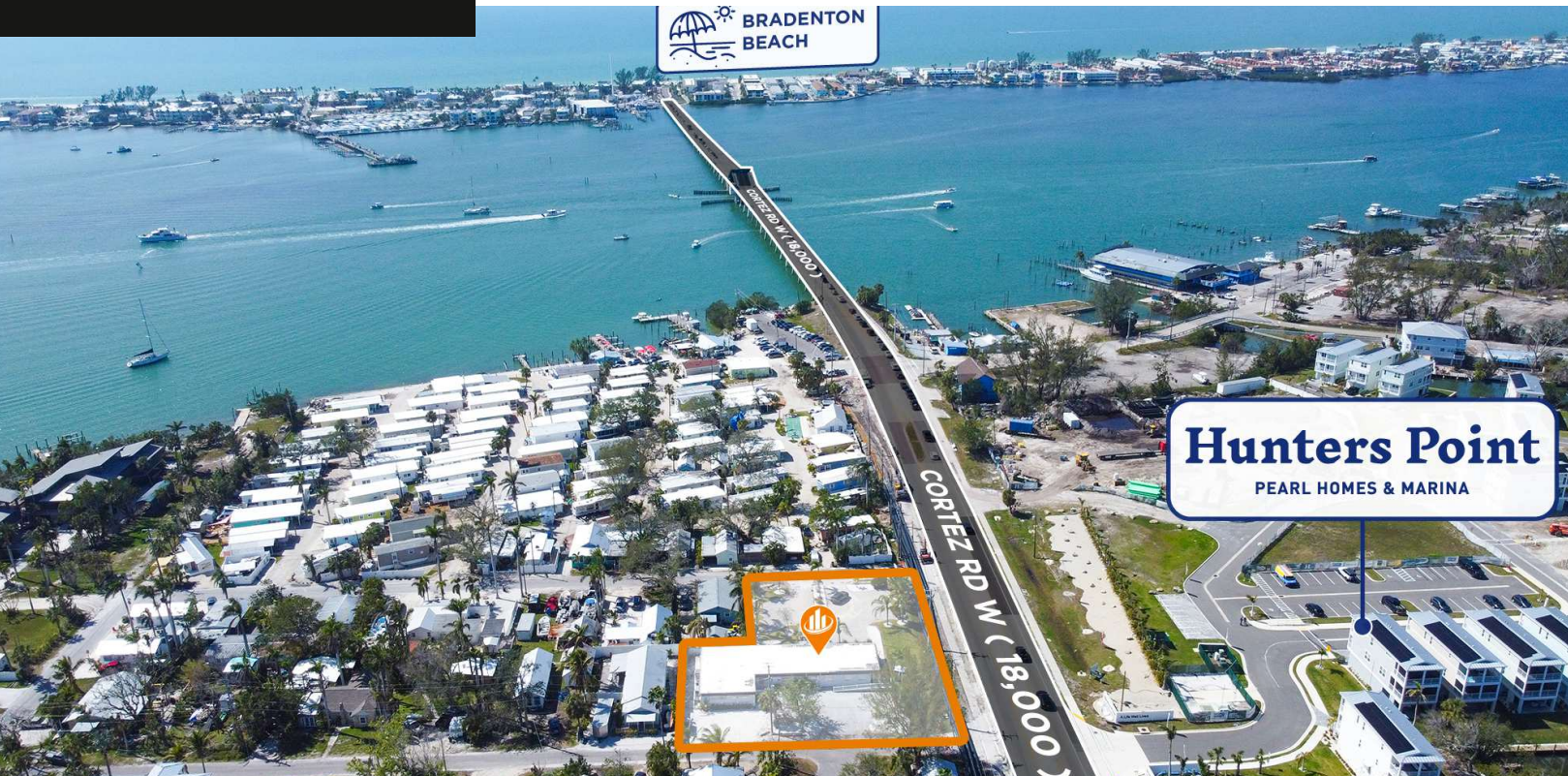




For Sale

Bradenton Commercial Building

4404 124th St Ct W, Bradenton, FL 34215



PROPERTY SUMMARY

SVN Commercial Partners is pleased to present 4404 124th Street Court West, Bradenton, FL, a 3,702 SF freestanding medical office formerly home to a Beach Veterinary Clinic. This property is currently vacant and being sold vacant, making it a prime opportunity for an owner-user in need of medical, veterinary, or retail space. Located just over the Cortez Bridge, it offers easy access to Bradenton Beach while benefiting from a supply-constrained commercial market with limited competition. Zoned PDC (Planned Development Commercial), the site allows for a variety of permitted uses, and the additional adjacent parcel provides extra parking or expansion potential. With its high-demand location, strong visibility, and versatile zoning, this property is ideal for a business looking to establish or expand in a growing coastal corridor.

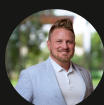
PROPERTY HIGHLIGHTS

- Prime Owner-User Opportunity – Vacant and ready for immediate occupancy, ideal for medical, veterinary, or retail use in a rapidly expanding market.
- Strategic Coastal Location – Just over Cortez Bridge, providing direct access to Bradenton Beach and mainland Bradenton, benefiting from strong local and seasonal demand.
- High-Demand Market – Limited commercial inventory in the area creates strong demand for well-positioned properties, especially as nearby developments drive increased population growth.
- Flexible PD-C Zoning – Allows for a wide range of commercial uses, including medical, office, retail, and veterinary, catering to the area's growing residential and tourism-driven economy.
- Expansion Potential – Includes an additional parcel for extra parking or future development, providing flexibility for business growth.

Asking Price	Call For Details	CAP Rate	-%
Site Size	0.46 Acres	Net Operating Income	\$0
Building Size	3,702 SF	Taxes	-
# of Floors	1	Zoning	PD-C
Year Built	1974	Market	Manatee



Ashley Barrett Bloom
Managing Director
O: 941.366.1136
ashley.bloom@svn.com



Bryan J. Myers
Director
O: 239.246.5380
bmyers@svn.com

Michael Gallatin
Senior Advisor
O: 941.957.8718
michael.gallatin@svn.com

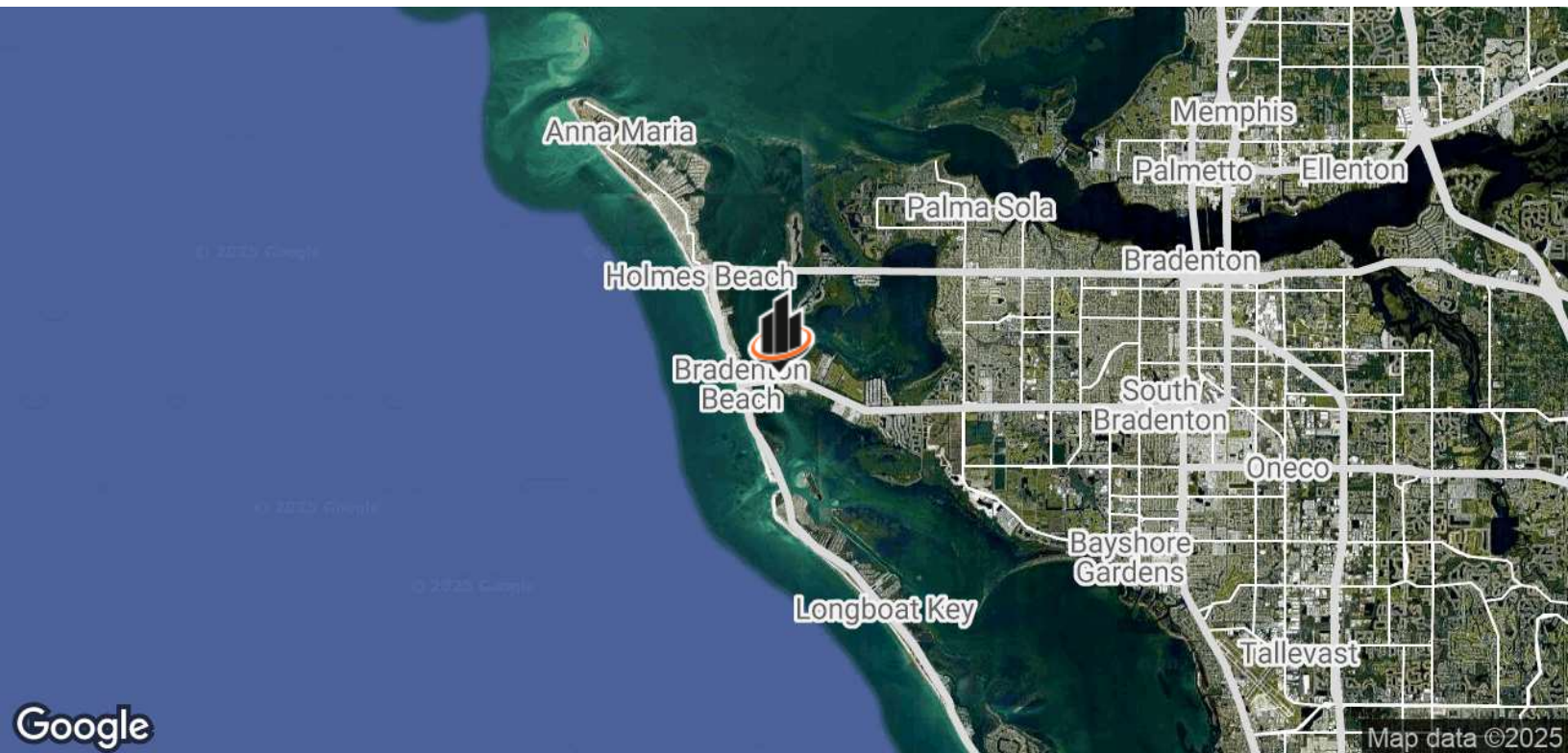
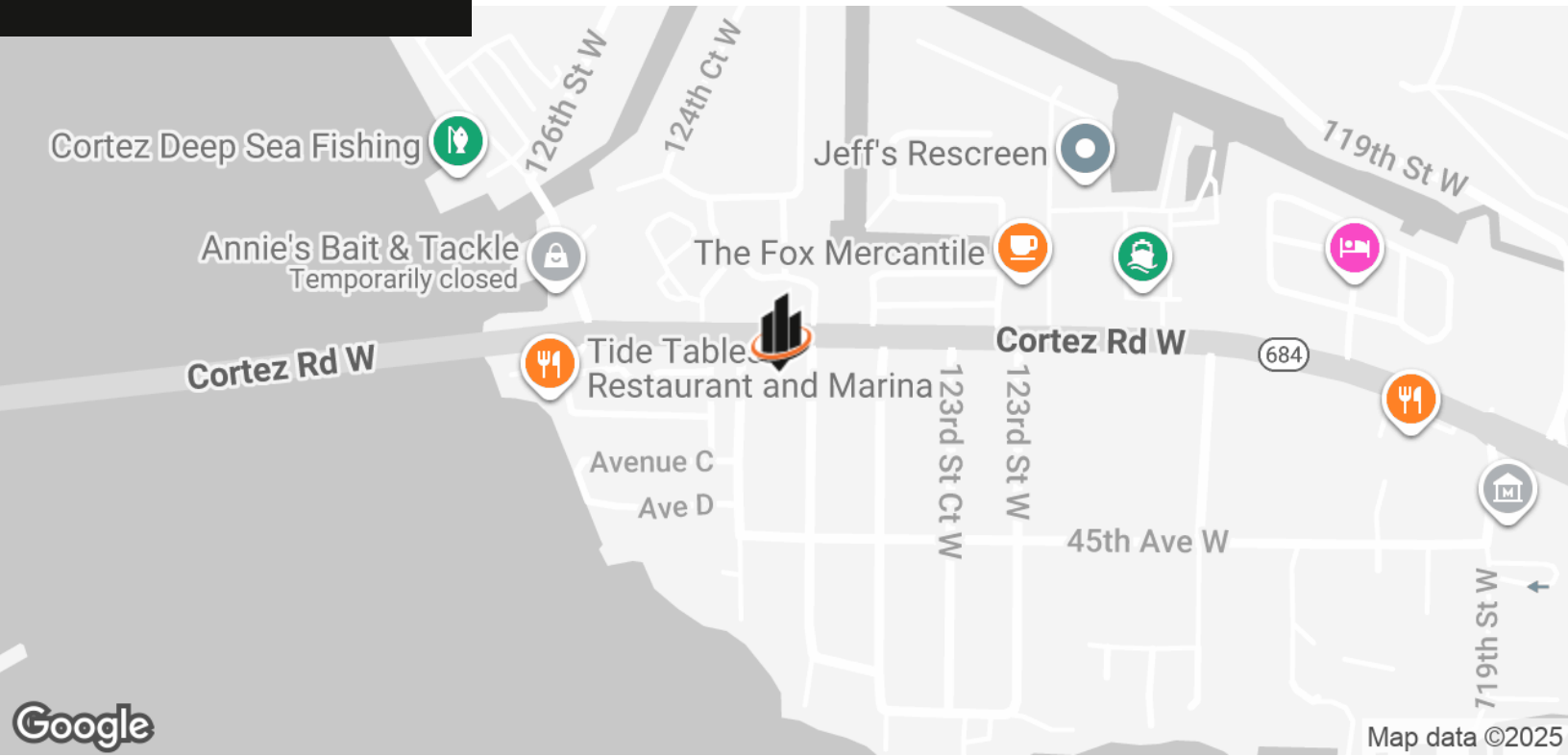




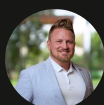
For Sale

Bradenton Commercial Building

4404 124th St Ct W, Bradenton, FL 34215



Ashley Barrett Bloom
Managing Director
O: 941.366.1136
ashley.bloom@svn.com



Bryan J. Myers
Director
O: 239.246.5380
bmyers@svn.com

Michael Gallatin
Senior Advisor
O: 941.957.8718
michael.gallatin@svn.com

