



**WAGNER REALTY**  
COMMERCIAL/INVESTMENT DIVISION

**Building  
FOR SALE  
11,840 Sq Ft +/-**



**5210 Cortez Road West  
Bradenton FL 34210**

**Ryan Hoffman**  
**ryanhoff55@aol.com (941) 773-9184**  
**3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210**

# Property Summary

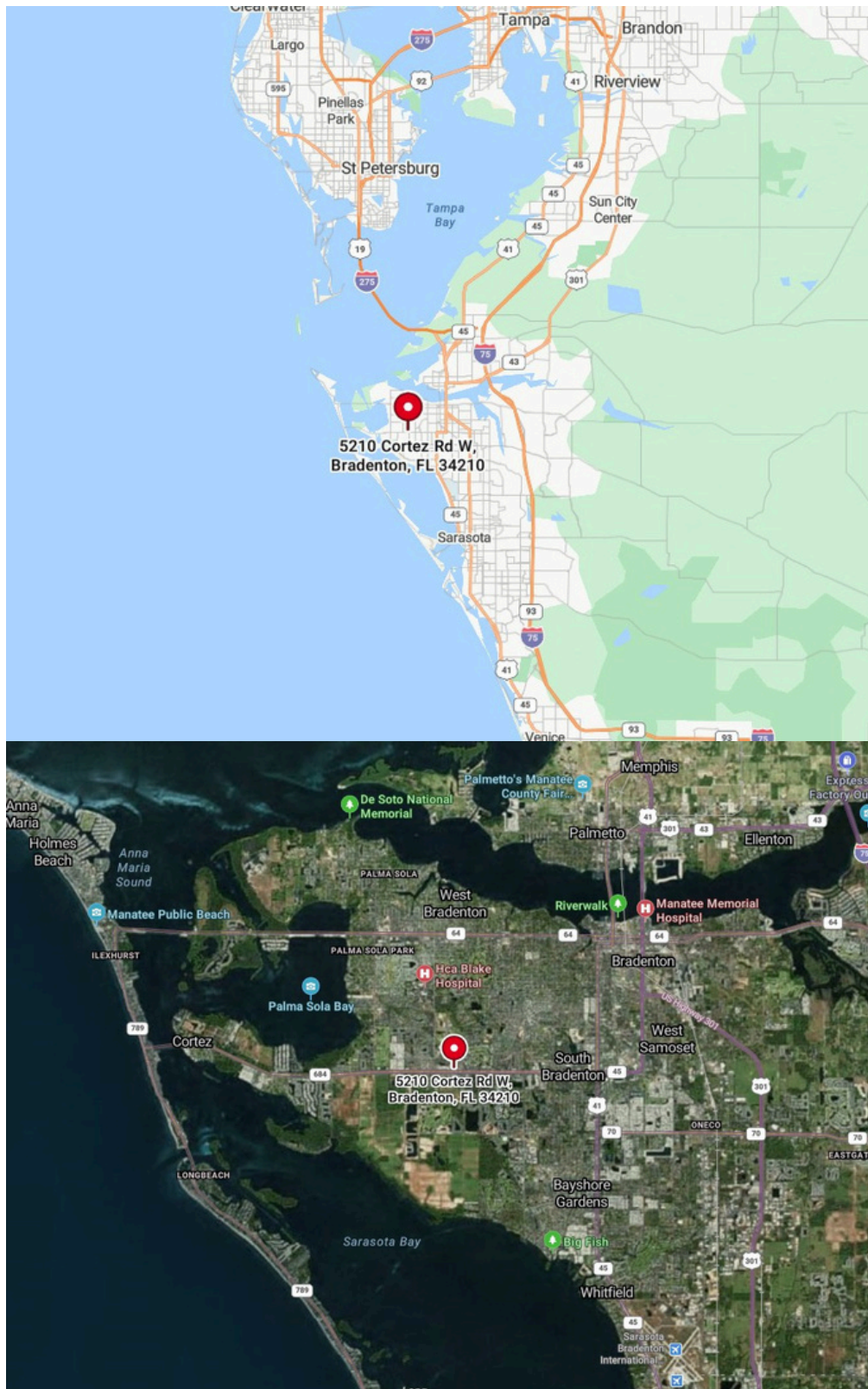
- Address: 5210 Cortez Rd W, Bradenton FL 34210
- Sale Price \$1,975,000
- Two Free-standing buildings
  - Front Bldg 8,000 sq. ft. +/-
  - Back Bldg 3,840 sq. ft. +/-
- Total Building size approx. 11,840 sq. ft. +/-
- Land size approx. .65 acre
- Zoning: BR\_SCC (Suburban Commercial Corridor)
- Parking: 16 spaces
- Traffic count 31,500 AADT
- Open plan showrooms
- Great visibility
- Flood Zone X
- Excellent signage on building and free-standing pylon

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.





# Map & Aerial



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# Parcel



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# Front Elevations



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# Property Photos



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# Property Exterior Photos



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