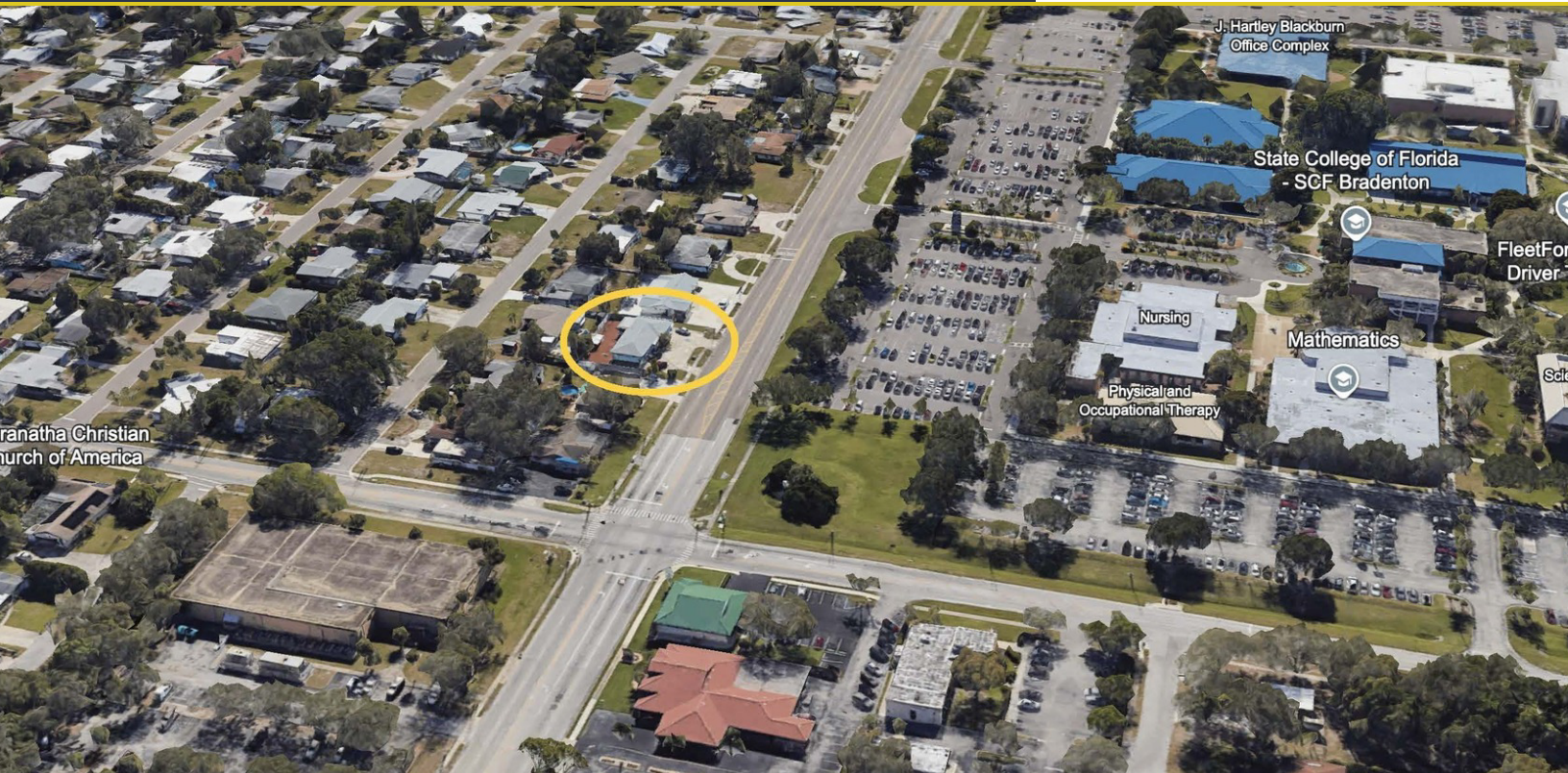


# For Sale - Flexible Zoning High Traffic Count Location

5715 26th St W, Bradenton, FL 34207



## PROPERTY DESCRIPTION

Fantastic Opportunity for Many Different Occupant types with this properties abundant allowable uses within the PD-O zoning. Here's a small sample of allowable uses. Office, Retail, Medical, Veterinary Clinic, Daycare, Dry Cleaners, Assisted Living Facility, Church and many more. This property was last occupied by a Daycare User. Front access directly off 26th Street has a half circle driveway and parking lot. Building sits on .2318 Acres and has 2,379 square feet of useable air conditioned space. Large fenced in backyard as well as a large side (north) yard area, again all fenced in. This property has been freshly painted throughout the interior, new vinyl plank flooring in all rooms and all new appliances in the kitchen. New roof installed 2021! Building has two separate entrances which lends itself to a multiple user situation or a private separation for ingress/egress. Rooms are large with three full bathrooms. Building is in Move-In Ready Condition!

## PROPERTY HIGHLIGHTS

- Located Directly In Front of State College of Florida
- Zoning Allows for an Abundance of Different Uses
- Move-In Ready Condition with new Roof
- Large Lot with spacious Backyard Area
- Half Circle Driveway and Parking Lot with Room to Expand

### OFFERING SUMMARY

Sale Price:	\$495,000
Number of Units:	1
Lot Size:	10,130 SF
Building Size:	2,379 SF

**Angela Varga**

Owner/Broker

941.932.7131

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Freestanding Move-In Ready with Flexible Zoning Directly in Front of State College of Florida  
5715 26th St W, Bradenton, FL 34207



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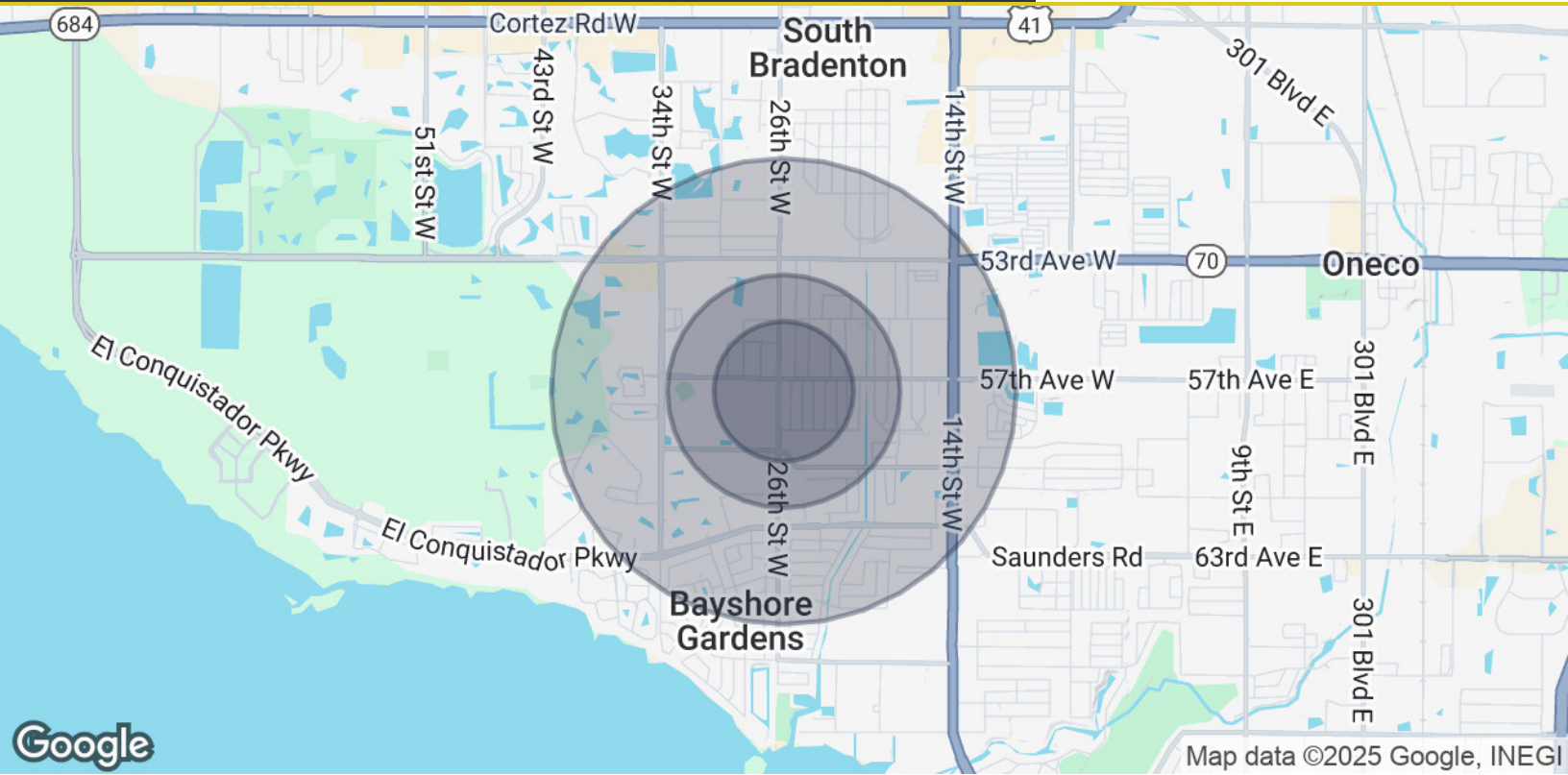
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**GULF COAST**  
COMMERCIAL GROUP







POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,453	4,972	18,472
Average Age	40	46	45
Average Age (Male)	39	44	44
Average Age (Female)	41	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	591	2,360	8,465
# of Persons per HH	2.5	2.1	2.2
Average HH Income	\$56,736	\$58,938	\$62,389
Average House Value	\$220,471	\$210,622	\$230,342

Demographics data derived from AlphaMap

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