# **Medical/Professional Office Building**

1400 59th St W, Bradenton, FL 34209

Listing ID: 30408168

Status: Pending/Contingent
Property Type: Office For Sale

Office Type: Medical, Office Building

Size: 5,842 SF
Sale Price: \$1,125,000
Unit Price: \$192.57 PSF
Sale Terms: Cash to Seller

#### **Overview/Comments**

Great Location, Blake Hospital Area, 5,842 sq ft, Brick Office Building, f/k/a Cardiology Associates, Beautifully Landscaped, 33 Parking Spaces, 7x4 Signage, Final Site Plan and Floor Plan available, Symmetrically designed with Primary Offices in each corner of the Building, Each Doctor's Office has full length window, 10 (expandable to 12) Exam Rooms with hot/cold water and drains, Foyer Entry with 2 Waiting Area, Large Reception areas, Large Business Office with Cat 5e wiring, 2 Nursing Stations, Echo Room, X-Ray Room, Break Room with microwave and refrigerator, 2 staff bathrooms, one with shower and 4 lockers, and 2 handicapped accessible bathrooms, fully insulated attic 15x40 (not included in square feet), 5 AC units, Lot Size is 210 FF x 150 Ft, Ideal for Medical, Dental, Health Services, Law Office, Accounting Firm, Real Estate Office, Title Company. Easy to Show, A Must See!





#### **More Information Online**

http://www.mfcre.com/listing/30408168

#### **QR** Code

Scan this image with your mobile device:



## **General Information**

Manatee County Florida Class of Space: Taxing Authority: Class B Tax ID/APN: 39382-2000-5 Gross Building Area: 5,842 SF Office Type: Medical, Office Building Building/Unit Size (RSF): 5,842 SF PR-M, PROFESSIONAL - MEDIUM Usable Size (USF): 5,842 SF Zoning: Vacant/Owner-User Property Use Type: Land Area: 0.72 Acres **Building Name:** f/k/a Cardiology Associates Sale Terms: Cash to Seller

Located Directly on 59th Street West.

#### **Area & Location**

Property Located Between: Manatee Ave W & Cortez Rd W on 59th St W. Site Description: 210 front feet x 150 feet, 0.72 acres
Property Visibility: Excellent Area Description: Blake Hospital Medical Area

## **Building Related**

Highway Access:

Total Number of Buildings: 1 Parking Type: Surface Number of Stories: Parking Description: Paved Parking Lot 1 Typical SF / Floor: 5.842 SF **Total Parking Spaces:** 33 Year Built: 1986 Passenger Elevators: 0 Roof Type: Hip Freight Elevators: 0 Construction/Siding: Brick

Interior Description 2 Waiting Rooms, Large Receptionist Area, 4 Doctor Offices, 12 Exam Rooms, 2 Nursing Stations, Large Business Office, 4 Bathrooms, 1 Full Bathroom, Kitchen area, lots of other rooms

#### **Land Related**

Zoning Description: PR-M (Professional - Medium

Lot Frontage: 210 feet

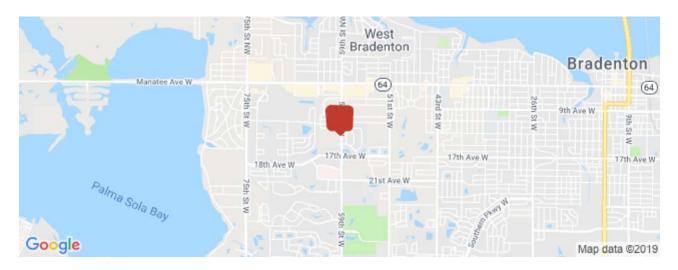
Lot Depth: 150 feet
Water Service: Municipal
Sewer Type: Municipal

### Location

Address: 1400 59th St W, Bradenton, FL 34209

County: Manatee

MSA: North Port-Sarasota-Bradenton



## **Property Images**





1400 59th St W 001

1400 59th St W 003



1400 59th St W 004



1400 59th St W 005



1400 59th St W 006



1400 59th St W 007



1400 59th St W 008



1400 59th St W 009



1400 59th St W 010



1400 59th St W 011



1400 59th St W 134



1400 59th St W 135



1400 59th St W 138



1400 59th St W 141



1400 59th St W 140





1400 59th St W 142



1400 59th St W 143

## **Property Contacts**



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