



Don
Lewis
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Outstanding Agents! Outstanding Results!

A4184589 5024 14TH ST W, BRADENTON, FL 34207



County: Manatee
Property Subtype: Retail
Business Type: Commercial, Retail
Ownership: Sole Proprietor
LP/SqFt: \$86.31
Net Leasable SqFt: 13,798
Flex Space SqFt:
Office Retail Space SqFt:
New Construction: No
Total Annual Fees:
Flood Zone Code: AE
Status: Sold
Backups Requested: No
List Price: \$1,200,000
Year Built: 1953
Com Trans Terms:
Com Trans Type: Commercial Sale
Special Sale: None
Lease Rate/Price:
ADOM: 27 **CDOM:** 27
Heated Area: 5,976 SqFt
Total Area: 13,903 SqFt
Sold Date: 12/19/2018
Sold Price: \$999,000
SP/SqFt: \$71.85
Leased Amount: \$999,000

For Sale. US 41 Frontage. 1.14 Acres, 165x300, \$24 Per Square Foot, AS IF Vacant Land Only! Zoning District GC, General Commercial, Selling for RE-Development, Existing Building Sold "As Is", Strip Center - 6 units, 5,976 sf, 3 warehouses, 7,822 sf. Do Not Approach or Contact Tenants!

Land, Site, and Tax Information

SE/TP/RG: 11-35-17
Subdivision #:
Tax ID: [5472600005](#)
Taxes: \$10,681.00
Book/Page: 4-151
Legal Desc: E 300 FT OF E1/2 LOT 11 LESS RD R/W WOODLAND ESTATES PI#54726.0000/5
Road Frontage: Highway
Add Parcel: No
Utilities Data: Electricity Connected
Parking: 19 to 30 Spaces
Lot Dimensions: 165x300
Water Frontage: No
Water Access: No
Water View: No
Zoning: GC
Future Land Use: ROR
Zoning Comp:
Tax Year: 2017
Complex/Comm Name:
Flood Zone: AE
Additional Tax IDs:
Section #: 11
Block/Parcel:
Front Exposure:
Lot #: 11
Mill Rate: 15.7700
Front Footage: 165
Land Lease Fee:
Lot Size SqFt: 49,484

Interior Information

Floors: **Total Number of Buildings:** 3 **# Offices:**

Exterior Information

Ext Construction: Block, Other **# of Bays:**
Roof Construction: Built-Up, Metal **# of Bays Grade Level:**

Income and Expense

Realtor Information

List Agent: [Don Lewis](#)
List Agent E-mail: DonLewis@remax.net
List Office: [RE/MAX Alliance Group](#)
Original Price: \$1,200,000
List Date: 04/24/2017
Previous Price:
Owner: C GARRETT DURFEE & THOMAS L. DURFEE
Contract Dt: 08/18/2017
Selling Agent: [Don Lewis](#)
Sold Date: 12/19/2018 **SP/SqFt:** \$72
Terms: Other
Spec List Type: Exclusive Right To Sell
Single Agent: 3.0%
Realtor Info: No Sign, Sold As-Is
Confidential Info:
Showing Instructions: Call Listing Agent, Occupied
Driving Directions: US 41 Frontage - 14th St W between Cortez Rd & SR 70 (53rd Av W)
Realtor Remarks: Do Not Approach or Contact Tenants!
List Agent ID: 266501498
List Agent Fax: 941-746-1108
List Office Fax: 941-746-1108
Price Change:
Owner Phone:
Days to Cont: 116
Sell Office: [RE/MAX ALLIANCE GROUP](#)
Sold Price: \$999,000
Seller Credit: \$0
Bonus:
Non-Rep: 3.0%
List Agent Direct: 941-920-3919
List Agent Cell: 941-920-3919
List Office ID: 266509058
List Office Phone: 941-758-7777
LP/SqFt: \$86.31
Expiration Date: 06/22/2018
Listing Type: Exclusive Right To Sell
Exp Clsg Date: 12/19/2018
Days to Closed: 604
SP/LP Ratio: 83
Bonus Exp Date:
Trans Broker: 3.0%