

ML# M5846114

5809 21ST E ST, BRADENTON, FL, 34203



<b>County:</b>	Manatee	<b>Status:</b>	SLD
<b>Property Style:</b>	Warehouse	<b>List Price:</b>	<a href="#">\$400,000</a>
<b>Ownership:</b>	Other	<b>Low Price:</b>	
<b>Availability:</b>	For Sale	<b>Lease Rate:</b>	
<b>Sq Ft Heated:</b>	5,000	<b>Net Leasable Sq.Ft.:</b>	5000
<b>Sq.Ft. Gross:</b>	5000	<b>Flex Space(Sq Ft):</b>	
<b>Office/Retail Space(Sq Ft):</b>		<b>Year Built:</b>	2003
		<b>ADOM:</b>	0
		<b>Special Sale:</b>	None

**Manufacturing Space(Heated):**  
**Warehouse Space(Heated):**  
**Warehouse Space(Total):** 5000

5,000 sq ft Warehouse, Zoned LM, 301 Park of Commerce North, 0.91 acres, 199 feet on 21st St E and 224 feet on 58th Av E +/-

#### Land And Site Information

<b>Section/Township/Range:</b>	18-35-18	<b>Subdivision #:</b>	1846900	<b>Block/Parcel:</b>	A	<b>Lot#:</b>	14	<b>Additional Parcel:</b>	N
<b>Legal Description:</b>	LOT 14 BLK A 301 PARK OF COMMERCE NORTH P1#18469.0170/8								
<b>Alt.Key/Folio#:</b>		<b>Or Book/Page:</b>	0032/0118	<b>Future Land Use:</b>	4800	<b>Section #:</b>		<b>Compatible Y/N:</b>	
<b>Complex/Development Name:</b>		<b>Zoning:</b>		<b>LM</b>		<b>Lot Size(SqFt):</b>	39607	<b>Lot Size(Acres):</b>	0.91
<b>Land Size-Acreage/Sq Ft:</b>	1/2 Acre to 1 Acre			<b>Road Frontage:</b>	County Road	<b>Front Footage:</b>	172		
<b>Lot Dimensions:</b>									
<b>Location:</b>	Commerce Park								
<b>Utilities Data:</b>									
<b>Parking:</b>									

#### Interior Information

<b>Floors:</b>		<b>Total Num Bldg:</b>	1	<b>Ceiling Height:</b>	16 to 22 feet
<b>Air Conditioning:</b>		<b>Heating &amp; Fuel:</b>		<b># of Offices:</b>	
<b># of Conference/Meeting Rooms:</b>		<b># of Hotel/Motel Rms:</b>		<b># of Restrooms:</b>	2

#### Exterior Information

<b>Exterior Construction:</b>		<b>Construction Status:</b>		<b>Proj. Comp. Date:</b>	
<b>Roof Construction:</b>	Metal	<b># of Bays(Dock High):</b>		<b># of Bays(Grade Level):</b>	
<b>Electric Service:</b>					
<b>Miscellaneous:</b>					

#### Income And Expense

<b>Annual Income:</b>		<b>Annual Expenses:</b>		<b>Net Operating Income:</b>	
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#### Mortgage, Financing & Tax Information

<b>Taxes:</b>	\$5,081	<b>Tax Year:</b>	2013	<b>Possession:</b>		<b>Financing Terms:</b>	
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#### Realtor Information

<b>Listing Type:</b>	Sold Data/Entry Only	<b>Agent ID:</b>	266501498	<b>Agent Direct Phone:</b>	941-920-3919
<b>List Agent Name:</b>	DON LEWIS	<b>Office ID:</b>	266509058	<b>Office Phone:</b>	941-758-7777
<b>Office Name:</b>	RE/MAX ALLIANCE GROUP	<b>Office 2 ID:</b>		<b>Office Fax:</b>	941-746-1108
<b>Listing Office 2:</b>		<b>Agent Fax:</b>	941-746-1108	<b>List Agent 2 Phone:</b>	
<b>Listing Date:</b>		<b>Expiration Date:</b>	05/08/14	<b>Agent Pager/Cell:</b>	941-920-3919
<b>Contract Date:</b>	05/03/14	<b>Days to Contract:</b>		<b>E-Mail:</b>	<a href="mailto:DonLewis@remax.net">DonLewis@remax.net</a>
<b>Sold Date:</b>	05/08/14	<b>Days to Close:</b>		<b>Sales Team:</b>	
<b>Sold Price:</b>	\$375,000	<b>Exp. Clsg Date:</b>	05/16/14	<b>Off-Market Date:</b>	05/08/14
<b>Withdrawn Date:</b>		<b>Original Price:</b>	\$400,000	<b>Previous Price:</b>	
				<b>Lp/SP Ratio:</b>	\$94
				<b>Seller Credit:</b>	0
<b>Sell Agent:</b>	DONALD LEWIS	<b>Sell Office:</b>	RE/MAX ALLIANCE GROUP		
<b>Realtor Info:</b>		<b>Owner Name:</b>	SELBY, MICHAEL S;	<b>SEI Owner Phone:</b>	
<b>Showing Instructions:</b>		<b>Lease Terms:</b>			
<b>Single Agt Comp:</b>		<b>Non-Rep Comp:</b>		<b>Bonus:</b>	
<b>Selling Agent:</b>	LEWIS DON	<b>Sell Office:</b>	RE/MAX ALLIANCE GROUP	<b>Call Center #:</b>	
<b>Driving Directions:</b>	US 301 west on 63th				

Realtor Only Remarks: