

# **Cross Property 360 Property View**

# 6016 MANATEE AVENUE W. BRADENTON, Florida 34209

Listing

#### A4445511 6016 MANATEE AVE W, BRADENTON, FL 34209



County: Manatee

Backups Requested: No Legal Subdivision Name: MIDWAY HEIGHTS UNIT

1 AMENDED PLAT

**Property Subtype: Office** 

Business Type: Commercial, Medical, Professional

Service, Professional/Office, Restaurant

Ownership: Sole Proprietor

**Business Name:** 

LP/SqFt: \$215.80

Net Leasable SqFt: 3,012

Flex Space SqFt:

Office Retail Space SqFt: 3,012

**Total Annual Fees:**0.00 Average Monthly Fees: 0.00

**New Construction: No** Total Annual Fees: 0.00 Flood Zone Code:X

Year Established: Com Trans Terms:

List Price: \$650,000

Year Built: 1953

Com Trans Type: Commercial Sale Special Sale: None

Lease Rate/Price: 45,180.00 **ADOM:** 89 **CDOM:** 89

Heated Area: 3,012 SqFt / 280 SqM Total Area: 3,012 SqFt / 280 SqM

Sold Date: 03/05/2020 Sold Price: \$750,000 **SP/SqFt:** \$249.00 Leased Amount: \$750,000

SALE OR LEASE. 3,012 sf Office or Commercial, Zoned GC, General Commercial, Corner Lot, Located directly on Manatee Av W & 61st St W. 167 ft on Manatee Avenue and 125 ft on 61st St W. Uses include Medical, Restail, Restaurant, Commercial, etc... Two Parking Lots, front parking lot and east parking lot, 20 parking spaces. One new ac and the other two years old, Tenant will be vacating building by Oct 1st. 167x125 (20,875 sf), 0.48 ac.

### Land, Site, and Tax Information

SE/TP/RG: 29-34-17 Subdivision #: Tax ID: 3764700054 **Taxes:** \$7,453.00

Book/Page: 8-53 Alt Key/Folio #:

Legal Desc: Parcel ID #37647.0005/4 Less Lot 2 Midway Heights Unit 1, Amended Plat. Road Frontage: Business District, Divided Highway, State Road

Add Parcel: No # of Add Parcels:1

Utilities Data: BB/HS Internet Capable, Electricity Available, Public

Parking: 19 to 30 Spaces

Lot Dimensions: 167 x 125 Water Frontage: No

Water Access: No Water View: No

Zoning: GC Section #: 29 Future Land Use: ROR **Block/Parcel: Zoning Comp:** Front Exposure: Tax Year: 2018 Lot #: 1

Complex/Comm Name:

Flood Zone: X

**Additional Tax IDs:** 

Lot Size Acres: 0.48 Waterfront Ft: 0 **Water Name:** Water Extras: No

Land Lease Fee:

Front Footage: 167

Lot Size: 20,875 SqFt / 1,939 SqM

**Interior Information** 

Floors: Levels: **Total Number of Buildings: 1** # Offices: A/C: Central Air **Ceiling Height:** 

Freezer Space YN: Heat/Fuel: Central CAM Per SqFt: **Exterior Information** 

Ext Construction: Stucco, Wood Frame

Roof Construction: Built-Up Foundation: Slab

# of Bays Grade Level:

# of Bavs:

**Green Features** 

# Income and Expense

## Realtor Information

List Agent: Don Lewis List Agent E-mail: <a href="mailto:DonLewis@remax.net">DonLewis@remax.net</a> List Office: RE/MAX ALLIANCE GROUP

Original Price: \$675,000 List Date: 09/06/2019 Previous Price: \$675,000 Owner: JANICE M LINDERMAN Contract Dt: 12/13/2019 Selling Agent: Don Lewis

Sold Date: 03/05/2020 **SP/SqFt:** \$249 Terms: Seller Financing

Spec List Type: Exclusive Right To Sell

Single Agent: 3.0%

Realtor Info: Floor Plan Available, Survey Available

Confidential Info:

List Agent ID: 266501498 List Agent Fax: 941-746-1108

List Office Fax: 941-746-1108

Price Change: 10/29/2019 **Owner Phone:** 

Days to Cont: 98 Sell Office: RE/MAX ALLIANCE GROUP

**Sold Price:** \$750,000 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: \$215.80

Expiration Date: 03/06/2020 Listing Type: Exclusive Right To Sell

Exp Clsg Date: 04/30/2020

Days to Closed: 181 SP/LP Ratio: 115 Bonus Exp Date: Trans Broker: 3.0%

Showing Instructions: Appointment Only, Call Listing Agent
Driving Directions: 61st St W & Manatee Av W (NE Corner).

Realtor Remarks: For Sale for \$650,000, For Lease for \$15 psf NNN (Prefer to Sale). The 66 x 134.5 lot with single family house zoned PRM to the north is NOT INCLUDED but is available for Purchase, Price to be determined.

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