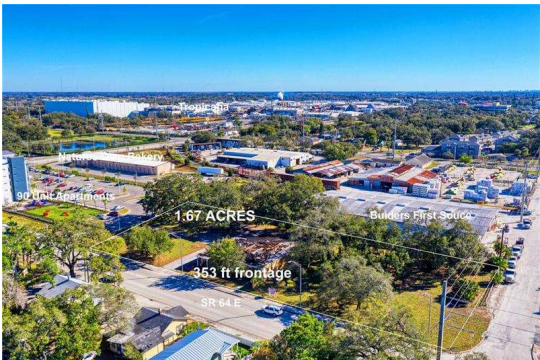




Don Lewis
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DonLewis@remax.net
 Outstanding Agents! Outstanding Results!

A4212887 650 6TH AVE E, BRADENTON, FL 34208



County: Manatee
Status: Sold
Backups Requested: No
Property Style: Retail
Legal Subdivision Name:
Lot Features: Corner Lot, In City Limits, Near Public Transit, Oversized Lot
Special Sale: None
Flex Space SqFt:
Office Retail Space SqFt:
Manufacturing Space (Heated):
Warehouse Space (Heated):
Sold Date: 06/09/2021
Sold Price: \$700,000
SP/SqFt: \$126.40
New Construction: No
Construction Status: Completed

List Price: \$799,000
LP/SqFt: \$144.28
ADOM: 475
CDOM: 720
Heated Area: 5,538 SqFt
Total Area: 5,538 SqFt

Proj Comp Date:

1.67 Acre Parcel, Prime Location, Corner Lot, East-Bound SR 64, City of Bradenton Zoning District BR_T4-O, Permitted Uses include: Apartments, Retail, Restaurant, Medical Office, Veterinary Clinic, Office Building, etc. Special Uses include: Service Station/Repair, Drive Thru Facility, Easy Access to US 41/US 301 and I-75. Sold "As Is If Vacant Land", existing 5,538 sf building is a tear down or in need of repair. Property has majestic oak trees. 353 feet frontage. Zoning for this location is T4-0, and future land use is Urban Central Business District (UCBD). As to Apartments: The property, at 1.67 acres, can carry up to 66 units at the base density of 40 units per acre.

Land, Site, and Tax Information

Legal Desc: LOTS 1,2,3,4,5,6, TOGETHER WITH THE E1/2 OF VACATED ALLEY LYING W OF THE ABOVE DESC PARCEL BEING FURTHER DESC IN OR 1001 P 2587; ALSO THE W1/2 OF VACATED ALLEY LYING E OF ABOVE PARCEL, BEING FURTHER DESC IN OR 1153 P 213; LOT 9, ALSO: BEG AT THE SE C OR OF LOT 9; TH N 166.5 FT, M/L TO THE NE COR OF SD LOT 9, TH E, 16 FT, M/L, TO THE NE COR OF LOT 1 OF SD SUB; TH S 166.5

SE/TP/RG: 25-34-17	Zoning: T4-O	Section #: 25
Tax ID: 3176700007	Zoning Comp:	Front Exposure:
Taxes: \$6,559.40	Tax Year: 2020	Lot #: 1-6
Book/Page: 1-155 Alt Key/Folio #:	Complex/Comm Name:	Front Footage: 353
Road Frontage: State Road	Flood Zone: X	
Add Parcel: No # of Parcels:	Additional Tax IDs:	
Utilities Data: BB/HS Internet Capable, Public		
Lot Dimensions:	Lot Size Acres: 1.67	Lot Size: 72,571 SqFt
Water Frontage: No	Waterfront Ft: 0	
Water Access: No	Water Name:	
Water View: No	Water Extras: No	

Interior Information		
Floors:	Total Number of Buildings: 1	# Offices:
Exterior Information		
Green Features		

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