

Medical Building on Large 2.24 Acre Parcel | For Sale

602 & 606 4th Avenue West, Palmetto, FL 34221



PROPERTY DESCRIPTION

Amazing Opportunity in Palmetto just over the Bridges from Downtown Bradenton. Strategically Centralized location with easy access from all four directions. Only 4 miles from I-75 and I-275, making this location very desirable from all directions. This 2.24 Acres is zoned General Commercial. Current Medical Building has 16,382 useable square feet. Building is currently contiguous yet has been subdivided into several separate medical practices in the past. This property is ideal for ALL of the following - Doctors, Out Patient Services, Therapy, Imaging Center, Diagnostics, Dental, and so much more! Current layout of the property has plenty of parking on all sides of the building with additional buildable green space on the east side. This property has a great deal of flexibility within the medical industry or could support many different commercial uses!

PROPERTY HIGHLIGHTS

- Large 2.24 Acre Parcel
- Building has 16,382 Sq.Ft. of Useable Space
- Extra Green Space for Additional Building or Large Overflow Parking
- Great Location in Palmetto between US 41 & Business US 41
- Centralized Property for clients and employees with quick access North and South or East and West.
- General Commercial Zoning-Excellent zoning for any Commercial Use!
- New Roof as of 2024

OFFERING SUMMARY

Sale Price:	\$2,495,000
Lot Size:	2.24 Acres
Building Size:	16,382 SF

Angela Varga

Broker & Owner of GCCG

941.932.7131

avarga@gulfcoastcommercialgroup.com

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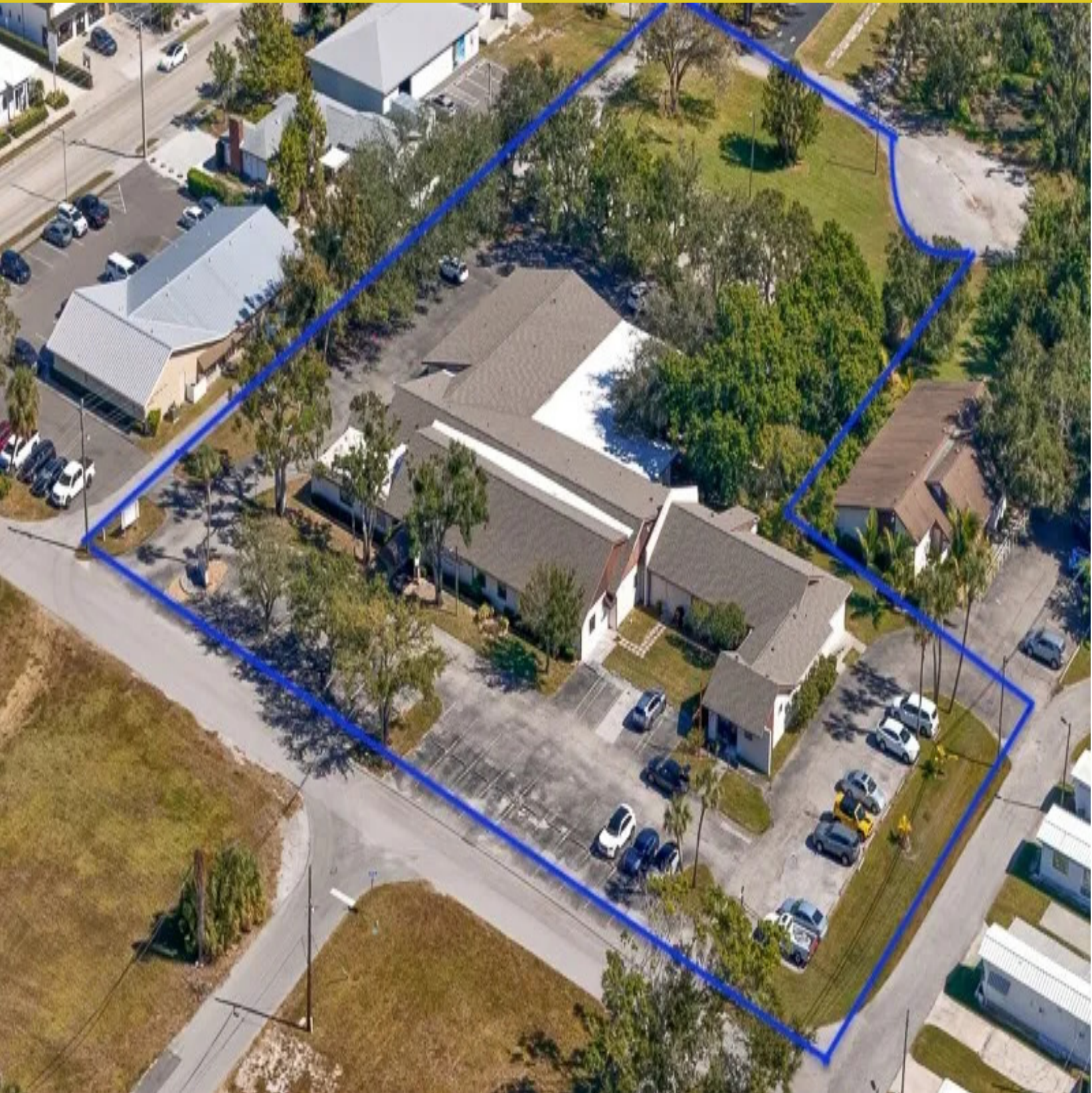
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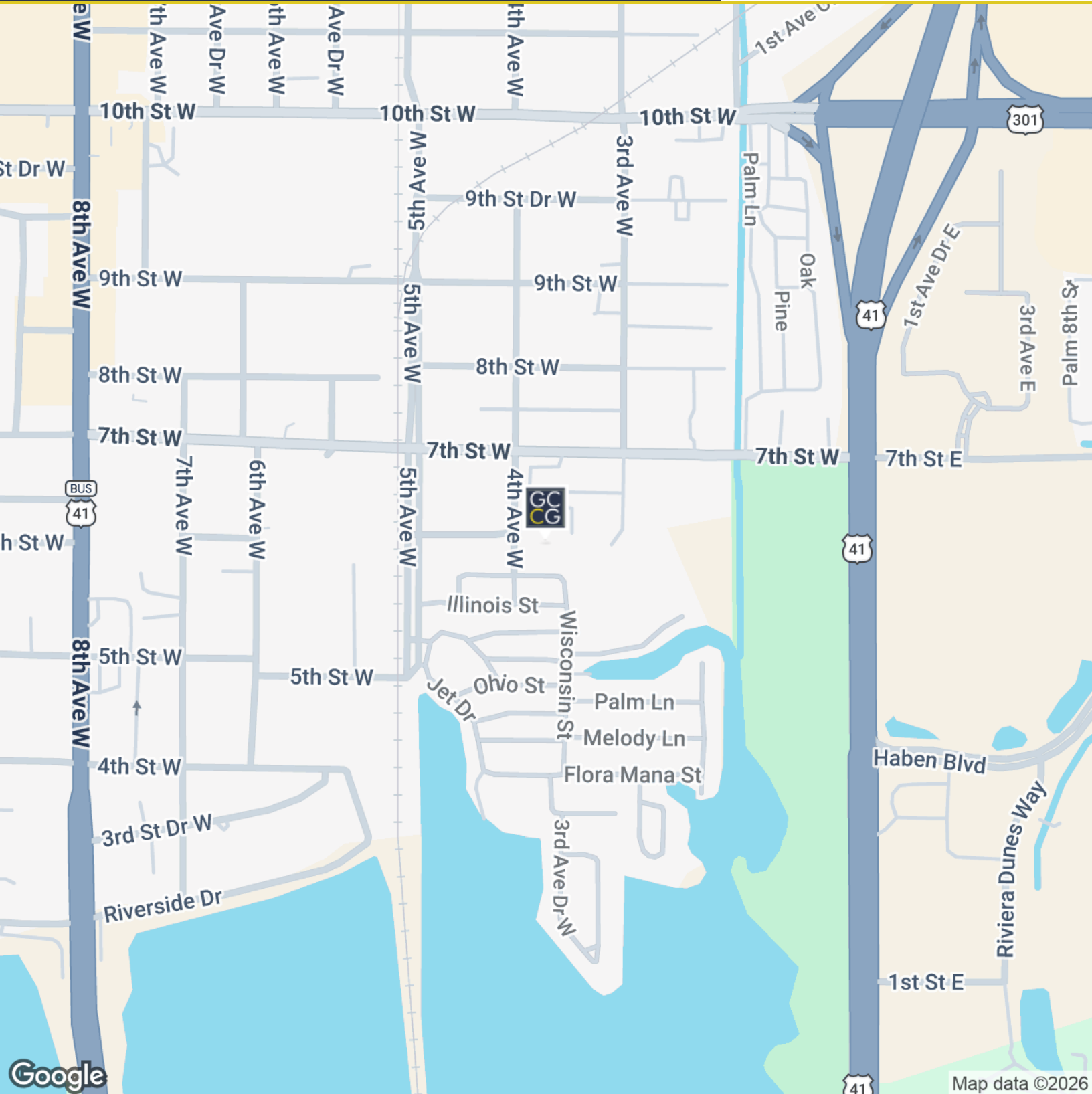
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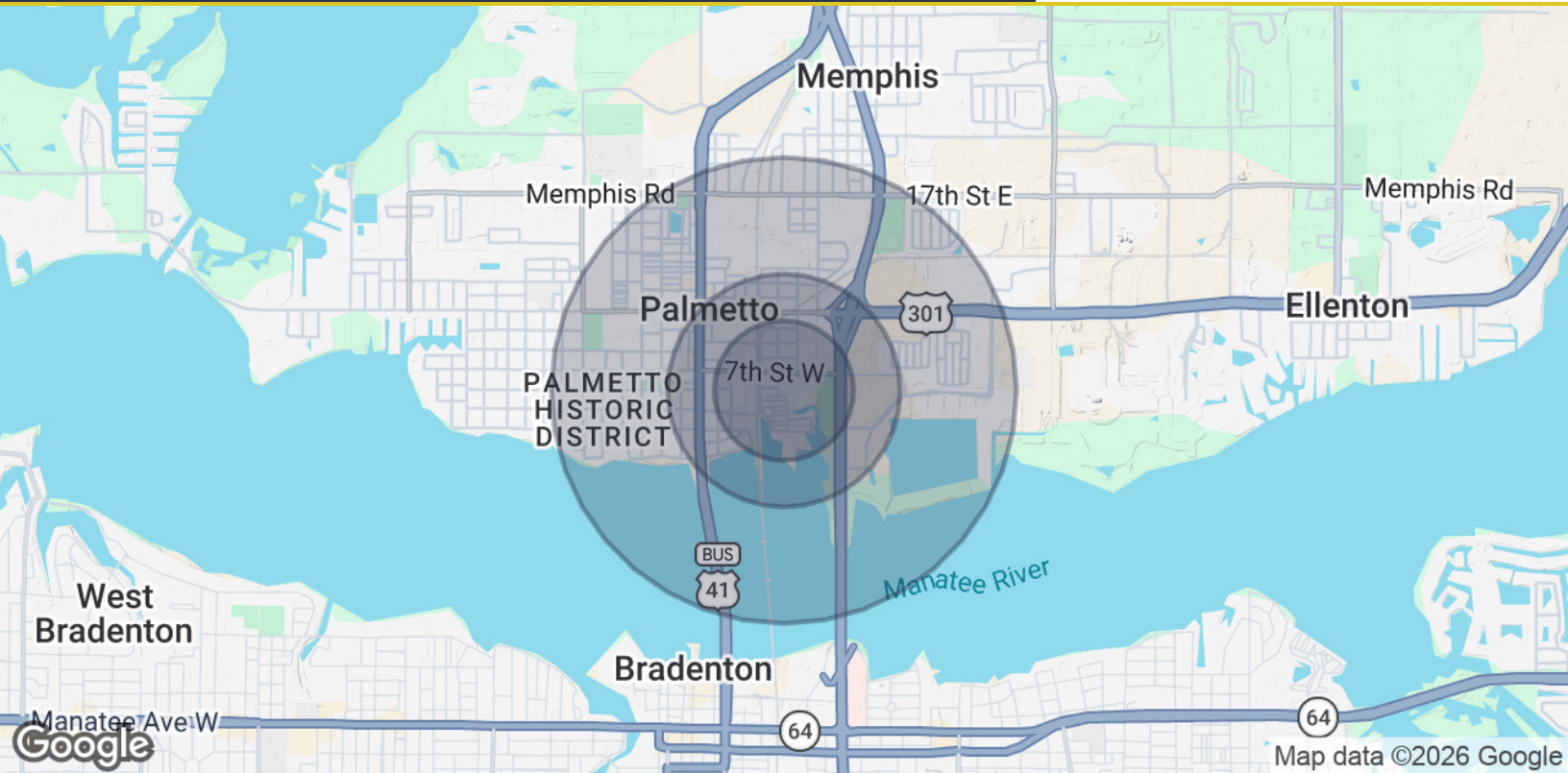
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	582	2,391	8,517
Average Age	45	42	44
Average Age (Male)	45	41	43
Average Age (Female)	45	42	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	249	925	3,318
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$55,844	\$59,247	\$74,378
Average House Value	\$207,508	\$225,204	\$277,290

2020 American Community Survey (ACS)

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ANGELA VARGA

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Direct: **941.932.7131**

PROFESSIONAL BACKGROUND

Angela is the Owner and Broker of Gulf Coast Commercial Group. With her vast knowledge and passion in the commercial real estate industry she has been involved in over \$240 Million in transaction volume. Angela's Career life in Real Estate started in 2002. Her areas of expertise primarily include medical and professional office sales, retail sales and leasing, as well as land sales and site acquisition. Commercial Real Estate Consulting is an area Angela's client base rely heavily on due to her variety of transaction situations and continued education in all areas of Commercial Real Estate Investments.

She works with each client from contract to closing or from lease negotiations to a secured lease site, making certain each and every step of the transaction is handled accurately. Her ability to negotiate and communicate with all parties ensures her client's deals reach the closing table no matter how difficult it becomes. It is proven year after year by her referral and return business.

Angela is highly regarded in her industry and her community for her work ethic, market knowledge, and professionalism.

Angela sits on the Board of her local Commercial Real Estate Alliance Realtors Association of Sarasota and Manatee. Angela has lived in the Manatee community for more than 25 years which gives her vast knowledge of the Bradenton, Palmetto, Parrish, Ellenton and Sarasota Areas.

Angela is married to Dr. Andrew Varga, DMD and the proud mother of two children, one attending University of Tampa and the other at St. Stephens Episcopal School in Bradenton. When she finds the time, her hobbies include boating, fishing, running, yoga and spending time with her family.

Here is a small Snap Shot of Properties in Angela's Closed Portfolio:

Blake Park Medical/Office Park \$9,500,000

Keeton's Corner Downtown Bradenton Assemblage \$4,152,000

NW Bradenton Medical Building \$2,250,000

Downtown Bradenton City Block \$2,350,000

Parrish Land \$5,000,000

10 Year Medical Lease 4,500 sq.ft. Building Valued over \$1,200,000

Warehouse Sale in Bradenton \$1,350,000

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