

BUNGALOW BUILDING

2419

Manatee Ave W

BRADENTON, FL 34205

Angela Varga
Broker & Owner of GCCG
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Bungalow Building | Retail/Office Building For Sale

2419 Manatee Ave W, Bradenton, FL 34205



PROPERTY DESCRIPTION

The Bungalow Building is the perfect Florida cottage style retail or office building. Exceptional Exposure on Manatee Avenue West just east of 26th Street with excellent signage visibility! Extremely easy location to access with an open surface parking lot with aesthetically appealing pavers for easy maintenance. Extra splash of cuteness with a detached shed for additional storage in the back of the parking lot. The Bungalow has just over 1,200 sq.ft. of spacious open floor plan. Building is in move in ready condition for retail or office user. Roof was installed in 2021 along with many interior upgrades. This location exceeds 40,000 plus cars daily. Zoning is Urban Village which is a neighborhood commercial friendly zoning surrounding our urban downtown core. This property is just a half mile west of Bradenton's vibrant Downtown and 9 miles east of our award winning beaches. Call to schedule an in person preview!

PROPERTY HIGHLIGHTS

- Florida Cottage Style 1,208 SF Building
- Excellent Retail or Office Location
- Renovated in 2018 with New Roof 2021
- Urban Village Zoning
- Prime Signage Opportunity

OFFERING SUMMARY

Sale Price:	\$459,000
Number of Units:	1
Lot Size:	7,314 SF
Building Size:	1,208 SF

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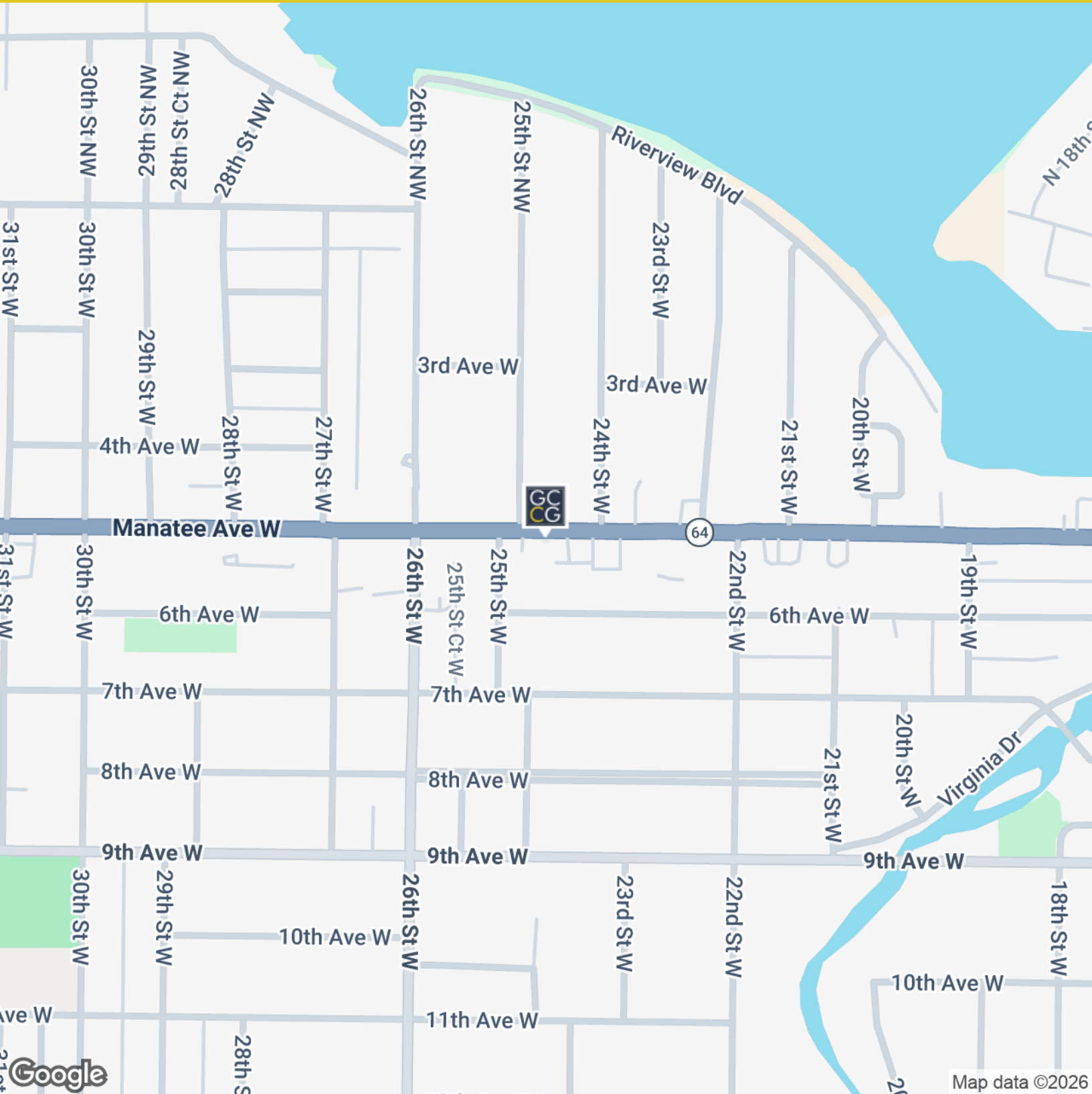
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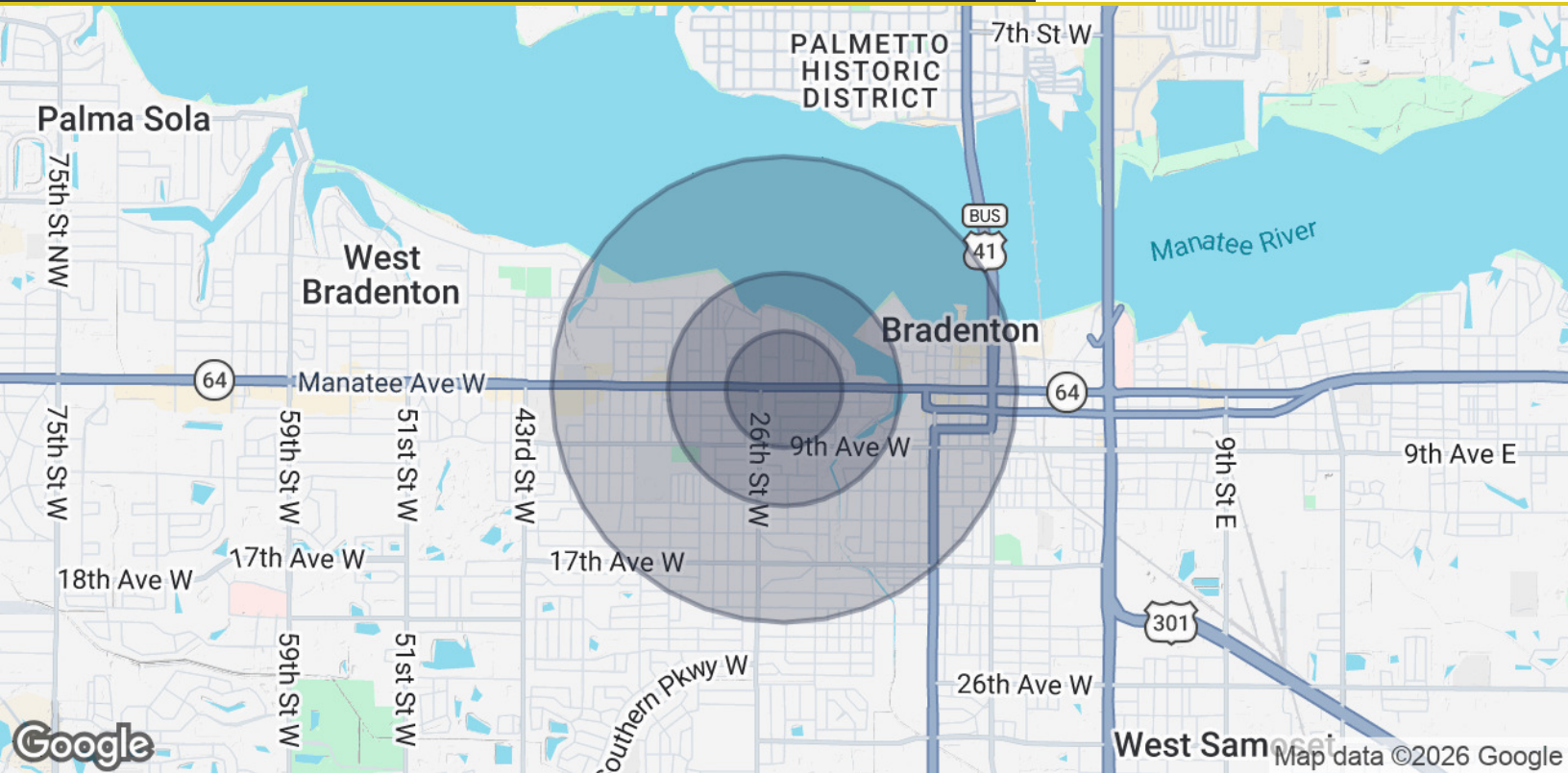
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	747	2,683	9,719
Average Age	39.9	44.3	47.0
Average Age (Male)	36.2	41.9	44.8
Average Age (Female)	45.3	47.1	49.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	314	1,081	4,079
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$71,733	\$77,446	\$81,431
Average House Value	\$295,484	\$280,417	\$264,046

2023 American Community Survey (ACS)

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