

Medical Office Building - 8 CAP Investment

1720 Manatee Ave E, Bradenton, FL 34208

Listing ID: 30035660
Status: Active
Property Type: Office For Sale
Office Type: Office Building
Size: 8,253 SF
Sale Price: \$1,525,000
Unit Price: \$184.78 PSF
Sale Terms: Cash to Seller



Overview/Comments

100% Occupied. Free Standing Medical Building with established medical practice and institutional tenant in a long term lease. Excellent frontage on Manatee Avenue with good signage near Manatee Memorial Hospital. Must sign confidentiality agreement.

REAL ESTATE ONLY. Medical Practice not for sale.

More Information Online

<http://www.mfcree.com/listing/30035660>



QR Code

Scan this image with your mobile device:

General Information

Tax ID/APN:	1269500003	Building/Unit Size (RSF):	8,253 SF
Office Type:	Office Building	Land Area:	34,186 SF
Zoning:	T40	Sale Terms:	Cash to Seller
Property Use Type:	Investment	Cap Rate:	8.0%
Class of Space:	Class B	Average Occupancy Rate:	100
Gross Building Area:	8,463 SF		

Area & Location

Property Located Between:	US 41 and I-75	Highway Access:	US 301
Property Visibility:	Excellent	Airports:	Sarasota Bradenton International Airport

Building Related

Total Number of Buildings:	1	Freight Elevators:	0
Year Built:	2003	Heat Type:	Electricity
Parking Type:	Structure	Heat Source:	Central
Passenger Elevators:	0	Air Conditioning:	Package Unit

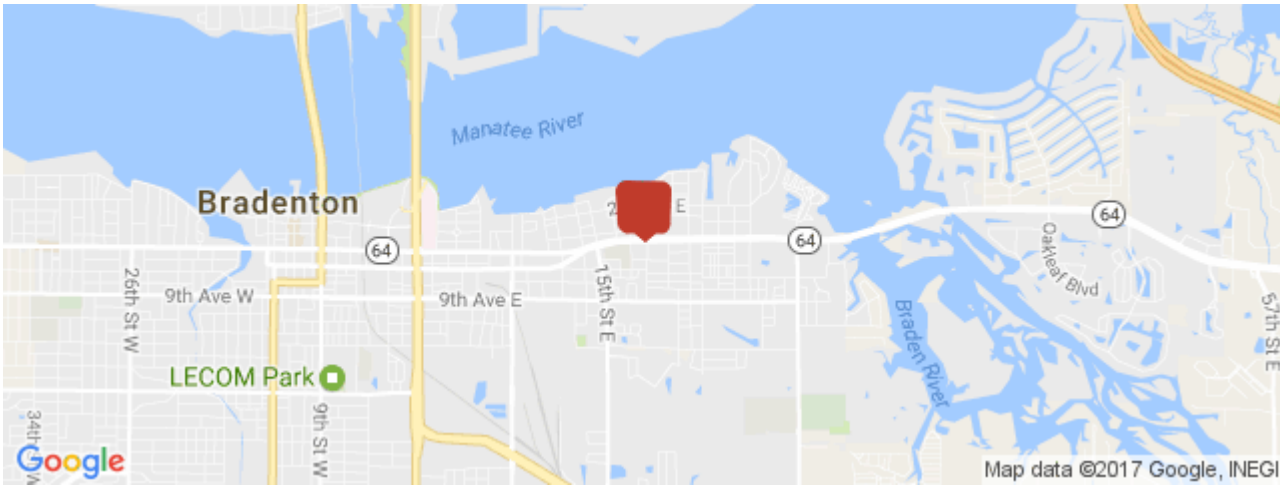
Land Related

Lot Frontage:	165	Water Service:	Municipal
Lot Depth:	178	Sewer Type:	Municipal

Zoning Description This zoning consists of mixed-uses, providing a variety of housing choices, but also allows office and neighborhood-serving commercial uses.

Location

Address: 1720 Manatee Ave E, Bradenton, FL 34208
County: Manatee
MSA: North Port-Sarasota-Bradenton



Property Images



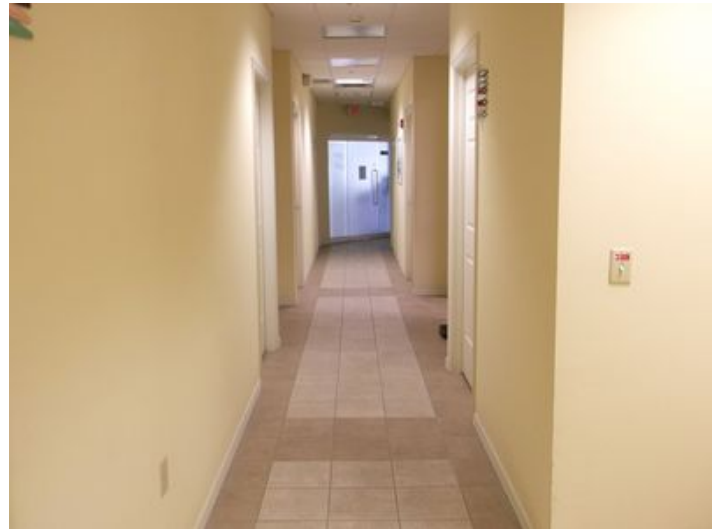
Front Angle No Sign



Front Right No Sign



Waiting Area



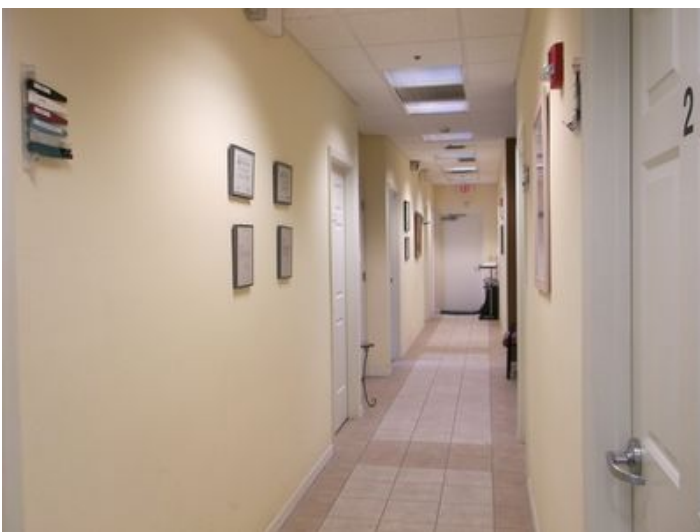
West Side Hall



Waiting Area 1



Exam Room 1



East Side Hall

Property Contacts



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COLDWELL BANKER COMMERCIAL NRT

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