



**Michael Saunders & Company**

**Commercial**  
LICENSED REAL ESTATE BROKER

4,900 SQ. FT. FREE STANDING INDUSTRIAL BLDG.



1111 26<sup>TH</sup> AVENUE EAST

BRADENTON, FLORIDA

SALE \$365,000

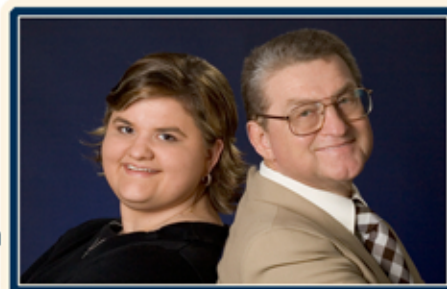
ALL PROPERTIES ARE FEATURED AT

[www.SARASOTA-INDUSTRIAL.COM](http://www.SARASOTA-INDUSTRIAL.COM)

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SPECIALIZING IN INDUSTRIAL & COMMERCIAL PROPERTIES

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## Property Information Sheet

1111 26th Avenue East  
Bradenton

**Square Feet: 4,900**

Sq. Ft. Office: 750

Sq. Ft. Shop: 4,150

**Land Size: 0.69 Acres** (30,152 sq. ft.)

**Zoning: L-M**

**Year Built: 1978**

**Electrical (Phase): Single**

Amps - Volts: - 110/220

**Ceiling Height: 12'**

**Overhead Doors: 5**

**Loading Dock: No**

**Fire Sprinklers: No**

**Parking: 10 +/-**

**Taxes: \$3,824.51**

**Occupancy: At Closing.**

**Industrial Park: N/A**

**\$365,000.00**

Sales Price

**\$74.49**

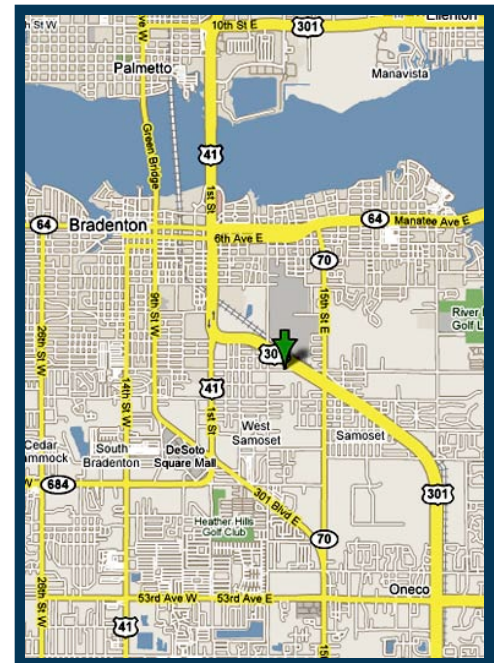
Per Sq. Ft.

**\$0.00**

Lease Rate

**\$0.00**

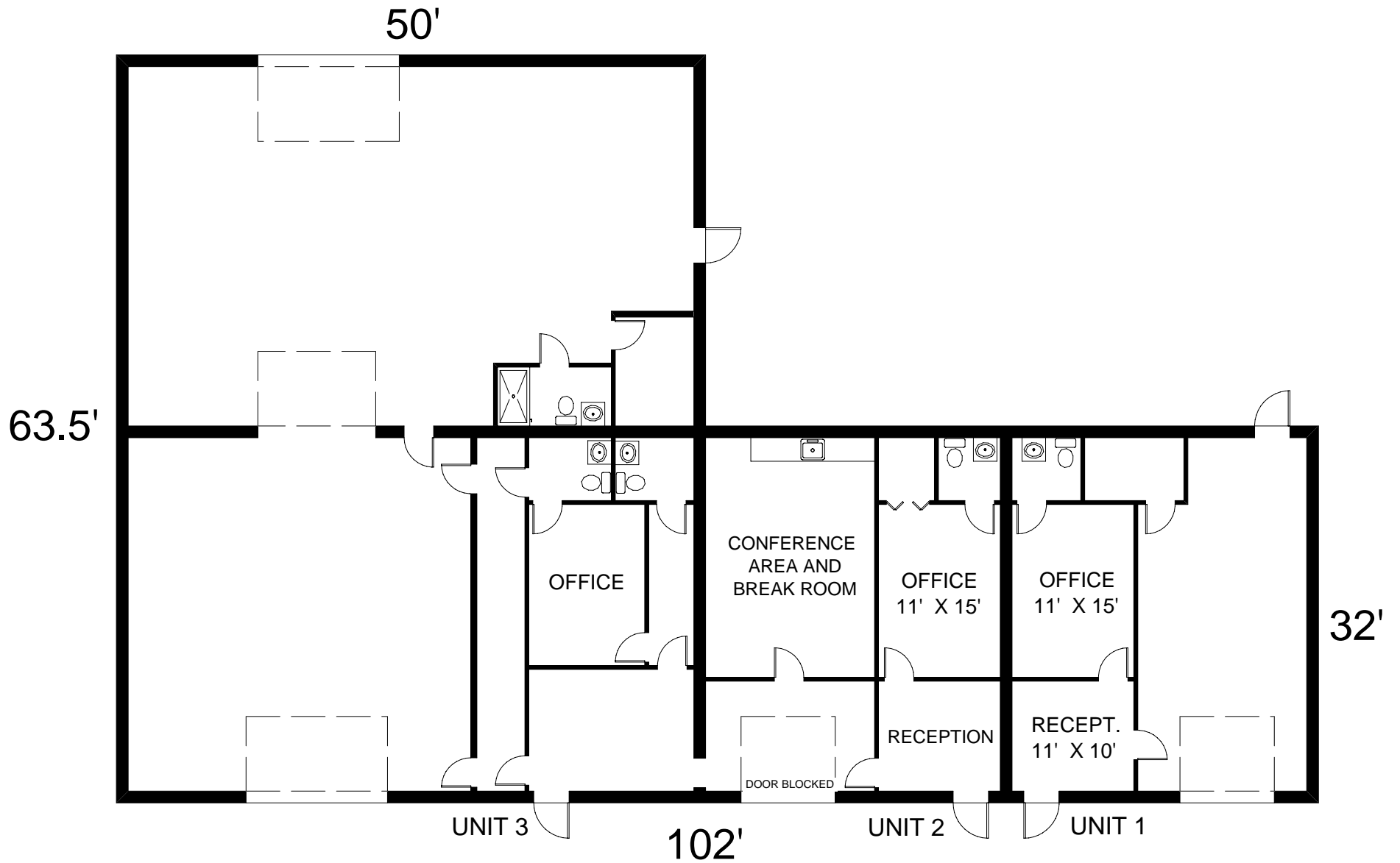
Per Sq. Ft.



4,900 sq. ft. free standing, industrial Building currently occupied by 2 companies, but designed to be divided into 3 units. Owner occupies 4,050 sq. ft. with recently remodeled office area featuring reception area, 2 private offices, and beautiful conference/break area. 12' ceilings in the warehouse along with fenced area in the rear and small covered work area. 850 sq. ft. unit currently leased on month to month basis for \$450/month. Located near Downtown Bradenton, with great access to Highway 301. Nice opportunity for owner/investor.

Call Bob or Roberta Kolton at 941.957.3730 for more information.

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**BRADENTON, FLORIDA**