

Cross Property 360 Property Customer View

2726 6TH AVENUE W, BRADENTON, Florida 34205

Listing

06399278 2726 6TH AVE W, BRADENTON, FL 34205



County: Manatee **Status:** Active
Legal Subdivision Name: MORROW SQUARE
Property Style: Mixed Use **List Price:** \$649,000
LP/SqFt: \$128.36
Year Built: 1932
Ownership: Fee Simple
Lot Features:
Flood Zone Code: X
Flex Space SqFt:
Office Retail Space SqFt:
New Construction: No **Special Sale:** Real Estate Owned
Construction Status: Completed **ADOM:** 18
CDOM: 18
Number of Tenants: **Heated Area:** 4,420 SqFt / 411 SqM
Tenant Count: **Total Area:** 5,056 SqFt / 470 SqM
Financial Package:

Rare opportunity to own a highly versatile mixed-use property just minutes from the Bradenton Riverwalk. This 4,420 SF building sits on an oversized 0.4474-acre lot with valuable on-site parking and endless potential for owner-users, investors, or entrepreneurs. The property features a spacious residential-style 4-bedroom, 2-bath section with kitchen and living areas, plus two large open commercial spaces with high ceilings and two ADA-compliant restrooms. Perfect for live/work use, office, studio, wellness center, rental income, retail, or multiple business concepts. Prime location near downtown Bradenton, Riverwalk attractions, dining, shopping, and major roadways. Flexible zoning, strong visibility, and a layout that is difficult to find in today's market. Properties with this size, parking, and mixed-use potential rarely become available. Property is zoned mixed use and may allow residential, commercial, or live/work use. Buyers are advised to verify all zoning, permitted uses, and restrictions with the appropriate local municipality. All information recorded in the MLS is intended to be accurate but cannot be guaranteed, buyer advised to verify. Sold As-Is

Land, Site, and Tax Information

Legal Desc: LOTS 20,22 MORROW SQUARE PI#35457.0000/1
SE/TP/RG: 27-34S-17E
Subdivision #:
Between US 1 & River:
Tax ID: [3545700001](#)

Taxes: \$9,156.72
Auction Type:
Auction Firm/Website:
Book/Page: 5-44
Alt Key/Folio #: 3545700001
Road Frontage: Business District
Add Parcel: No **# of Parcels:**
Flood Zone: X
Property Use: Mixed Use
Property Status: Completed
Utilities Data: Electricity Available
Parking:

Census Block: 1 **Census Tract:** 000501
Representation:
Lot Dimensions: 116x168
Total Acreage: 1/4 to less than 1/2
Condo Environment YN: No
Converted Residence YN: Yes
Water Frontage: No

Water Access: No
Water View: No
Addl Water Info:

Zoning: C2
Future Land Use:

Section #: 27
Block/Parcel:

Tax Year: 2025
Property Access:
Development:

Lot #: 20
Unit #:

Complex/Comm Name:

Buyers Premium:

Additional Tax IDs:
Flood Zone Date: 08/10/2021

Front Footage:
Front Exposure: South
Flood Zone Panel: 12081C0302F

Use Code:
SqFt Source: Public Records

Land Lease Fee:
Community Feat:
Lot Size Acres: 0.45
Class of Space:
Condo Fee Sched:
Pets Allowed Y/N:

Lot Size: 19,489 SqFt / 1,811 SqM
Space Type:
Condo Fees:

Waterfront Ft: 0
Water Name:
Water Extras: No

Interior Information

Floors:
of Restrooms: 4
A/C: Central Air
Heat/Fuel: Central, Electric

Total Number of Buildings: 1
of Hotel/Motel Rooms:
Ceiling Height:
Window Features:

Offices:
of Conference/Meeting Rooms:
Ceiling Type:
Water: Public

Exterior Information

Other Structures:
Ext Construction: Vinyl Siding, Wood Frame
Roof Construction: Shingle
Electric Service:

Designated Builder Y/N:
of Water Meters:
of Gas Meters:
of Electric Meters:

of Bays:
of Bays Grade Level:
of Bays Dock High:
of Bays (Dock Well):
Building Elevator Y/N:
Eaves Height:
Door Width:

Easements:
Garage Door Height:
Adjoining Property:
Accessory Buildings:

Door Height:

Transportation Access:
Foundation: Slab
Road Surface Type: Asphalt
Road Responsibility: Public Maintained Road
Building Features: Bathrooms, On Site Shower
Signage:

Total Parking Spaces: 6

Income and Expense

Annual Net Income:
Annual Total Scheduled Income:
Net Operating Income Type:
Annual Gross Income:

Annual Expenses:
Operating Expenses:
Income Includes:

Net Operating Income:
Ann Income Type:
Anchor Or Co-Tenants:

Green Features

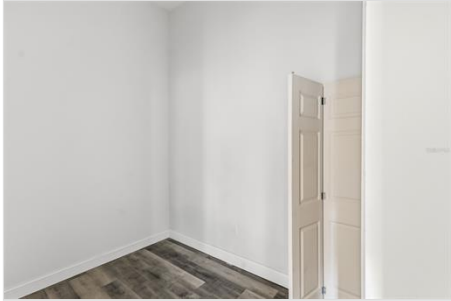
Green Energy Generation:

Green Energy Generation Y/N: No

Photos









Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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