



SMALL OFFICE WITH OUTSIDE STORAGE

5224 17th Street Ct E , Bradenton, FL 34203



PROPERTY OVERVIEW

Now Available For Lease! Take advantage of this centrally located office in Manatee County situated on 1.619 acres for outside storage. Located on SR 70, aka 53rd Ave E, with easy access to US 301 to serve both Sarasota and Manatee Counties. The signage and visibility is excellent with AADT of 33,500 on SR 70. The most recent users have been successful HVAC companies as the land provides for an abundance of parking for fleet vehicles. The General Commercial District (GC) Zoning provides for a variety of retail use and services to serve the community's general commercial needs.

PROPERTY SUMMARY

Lease Rate:	\$4,500.00 per month (MG)
Available SF:	1,823 SF
Lot Size:	1.62 Acres
Zoning:	GC, RES-6



Presented By:

MELISSA HARRIS, SIOR
941.906.8688 x114
melissa@ian-black.com

IANBLACK
REAL ESTATE
THE PLACE FOR SPACE

Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | ian-black.com

Hard to Find Office with Outside Storage

5224 17th Street Ct E , Bradenton, FL 34203



Presented By:

MELISSA HARRIS, SIOR

941.906.8688 x114

melissa@ian-black.com

IANBLACK
REAL ESTATE

THE PLACE FOR SPACE

Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | ian-black.com