

\$598,000 - 2006 14th Avenue W, BRADENTON

MLS® #A4615577

\$598,000

4 Bedroom, 4.00 Bathroom, 3,097 sqft

Residential Income on 0.23 Acres

GRAVES SAWYER, BRADENTON, FL

Looking for a WATERFRONT INCOME property with 2 UNITS ? This two-family home in Wares Creek, Bradenton, FL, features two separate living units, each with two bedrooms and two baths. This property is highly desirable for both investors and owner-occupants looking to offset their mortgage with rental income. A classic Florida-style featuring cedar wood exteriors, with a touch of old Florida charm. Surrounding the waterfront property, you will find mature landscaping with native plants, palm trees, and a well-maintained lawn. Ample parking for both units including a garage for the main home. Each unit has its own private outdoor entertainment area which provides tenants with a personal retreat. Each unit has its own entrance, ensuring privacy for tenants. The bedrooms are spacious with adequate closet space and large windows for natural light. The baths, feature modern fixtures, a combination of tub and shower, and tile flooring. Open concept living and dining areas in each unit, offering a comfortable and functional living space. Both units have a fully equipped kitchen, ample cabinet space, and countertops. In-unit laundry facilities in the main home and the attached property has a separate private laundry area. Separate meters for each unit, allowing tenants to pay for their own utilities, reducing the landlord's expenses. Given its prime location, a four-bedroom, four-bath, two-family property in Wares Creek can attract steady



tenants, offering a reliable source of rental income. The area’s proximity to downtown Bradenton, schools, parks, and local amenities further enhances its attractiveness to potential renters. Conveniently located near major roads, public transportation, and just a short drive to the beautiful beaches of Anna Maria Island. Close to local shops, restaurants, parks, and recreational facilities, making it a great place for families and professionals alike. Overall, a four-bedroom, two-family income-producing property in Wares Creek, Bradenton, FL, offers a blend of historical charm, modern conveniences, and strong rental potential, making it an excellent investment opportunity.

Built in 1970

Essential Information

MLS® #	A4615577
Price	\$598,000
Bedrooms	4
Bathrooms	4.00
Square Footage	3,097
Acres	0.23
Year Built	1970
Type	Residential Income
Sub-Type	Duplex
Status	Sold
Property Taxes	7,262.00

Community Information

Address	2006 14th Avenue W
Area	Bradenton
Subdivision	GRAVES SAWYER
City	BRADENTON
County	Manatee
State	FL
Zip Code	34205

Amenities

Parking	Circular Driveway, Covered, Driveway, Ground Level, Guest, Off Street, Open, Other, Oversized
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Creek

Interior

Interior Features	Ceiling Fan(s), Primary Bedroom Main Floor, Split Bedroom, Thermostat
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Courtyard, Rain Gutters, Sliding Doors
Lot Description	Drainage Canal, Flood Insurance Required, FloodZone, Historic District, City Lot
Roof	Metal
Foundation	Crawlspace

School Information

Elementary	Ballard Elementary
Middle	Martha B. King Middle
High	Manatee High

Additional Information

Date Listed	June 29th, 2024
Days on Market	415
Zoning	R1C

Listing Details

Listing Office	PREMIER SOTHEBYS INTL REALTY
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