

\$519,999 - 804 12th Street E, BRADENTON

MLS® #A4629095

\$519,999

6 Bedroom, 2.00 Bathroom, 1,944 sqft

Residential on 0.19 Acres

GRAHAM, BRADENTON, FL

This 6-bedroom, 2-bath duplex is an excellent turnkey investment property generating \$4,200 (\$1900 and \$2300) in monthly rental income with an upside potential of another \$400/month in raised rent. Both units are fully rented, with each unit offering 3 bedrooms and 1 bath. This makes it a highly desirable rental property, providing steady cash flow for the new owner. The property has been extensively updated in 2022, significantly reducing the buyer's immediate capital expenditure (CapEx) needs. Major updates include a new roof, new luxury vinyl flooring throughout both units, and updated kitchens and bathrooms with modern finishes. The new AC units and new hot water heater provide additional peace of mind, ensuring that critical systems are up-to-date and functioning efficiently. These updates allow the new owner to benefit from lower maintenance costs and minimal immediate repairs, while also enhancing the property's overall appeal to tenants. Tenants are responsible for all utilities, including electricity, water, and gas, reducing the owner's monthly expenses and further enhancing the property's cash flow potential. With both units currently occupied by reliable tenants, the property is generating consistent rental income, making it a great investment for anyone looking to add a cash-flowing property to their portfolio. The duplex is ideally located near shopping centers, schools, parks, dining options, and major transportation routes, making it



attractive to tenants and ensuring long-term rental demand. This is a ready-to-go investment with minimal maintenance required and strong rental income potential. Contact us today to schedule a viewing or to learn more about how this property can start earning for you right away.

Built in 1981

Essential Information

MLS® #	A4629095
Price	\$519,999
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,944
Acres	0.19
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	3,848.00
Minimum Lease	No Minimum

Community Information

Address	804 12th Street E
Area	Bradenton/Braden River
Subdivision	GRAHAM
City	BRADENTON
County	Manatee
State	FL
Zip Code	34208-2122

Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Water Heater, Microwave, Range
Heating	Central
Cooling	Central Air

# of Stories	1
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Exterior

Exterior Features	Other
Roof	Shingle
Foundation	Slab

School Information

Elementary	Manatee Elementary School-MN
High	Manatee High

Additional Information

Date Listed	November 15th, 2024
Days on Market	309
Zoning	C1A

Listing Details

Listing Office	FLOTACAL
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