

\$595,000 - 2520 Manatee Avenue E, BRADENTON

MLS® #TB8365028

\$595,000

Bedroom, Bathroom, 1,853 sqft
Commercial Sale on 0.40 Acres

DR J C PELOTS ADD TO MANATEE,
BRADENTON, FL

Prime Commercial Property! Don't miss this exceptional opportunity to own a high-visibility commercial property on SR-64/Manatee Ave E, one of Bradenton's busiest thoroughfares! This versatile property offers excellent frontage and signage potential, ensuring maximum exposure for your business. This property is a perfect investment for entrepreneurs, small business owners, or investors looking for a prime commercial space with flexible usage options. Two stand alone structures for one price. Located directly on SR 64/Manatee Ave E in Bradenton. Structure 1 address: 512 27th Ave E, currently tenant occupied, leased M-T-M, 3 bedrooms, 1-bathroom, enclosed car port and back storage for single family residential (tax record shows 869 sqft). Structure 2 is a mixed commercial address 2520 Manatee Ave E is currently VACANT. Idea for office space, retail, contractor storage, or a small business headquarters. Structure 2 has two offices and big lobby, tax record shows 984 sqft, huge enclosed storage, was leased for \$2,500 a month but market now is between \$2700-\$3000 a month. Two structures total 1,853 heated sqft and total under the roof 2,645 sqft, both sits on .40 acres lot, two stand-alone building, corner Cul-De-Sac. Tenants to pay all utilities exception for unit 512 27th St.(landlord pays water/garbage). The lot is mixed commercial used for both commercial used and residential located in the



City of Bradenton in zone BR-UCC. Zoned for future use, commercial and multi units dwelling. Preferred cash buyer, I have private money lenders and Hard Money to qualify for the properties. Opportunity is endless! Don't just dream it but take action you may change the world!

Built in 1948

Essential Information

| | |
|----------------|-----------------|
| MLS® # | TB8365028 |
| Price | \$595,000 |
| Square Footage | 1,853 |
| Acres | 0.40 |
| Year Built | 1948 |
| Type | Commercial Sale |
| Sub-Type | Mixed Use |
| Status | Sold |
| Property Taxes | 6,412.00 |

Community Information

| | |
|-------------|------------------------------|
| Address | 2520 Manatee Avenue E |
| Area | Bradenton/Braden River |
| Subdivision | DR J C PELOTS ADD TO MANATEE |
| City | BRADENTON |
| County | Manatee |
| State | FL |
| Zip Code | 34208-2422 |

Amenities

| | |
|---------|---|
| Parking | 13 to 18 Spaces, Curb Parking, RV Parking |
|---------|---|

Interior

| | |
|---------|-------------|
| Heating | Central |
| Cooling | Central Air |

Exterior

| | |
|-----------------|---|
| Lot Description | Corner Lot, Flood Insurance Required, FloodZone, City Lot |
| Roof | Metal, Shingle |

Foundation Crawlspace, Slab

Additional Information

Date Listed March 22nd, 2025

Days on Market 150

Zoning UCC

Listing Details

Listing Office FLORIDA REALTY INVESTMENTS

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Listing information last updated on November 5th, 2025 at 6:54am EST