



Michael Saunders & Company®

Commercial
LICENSED REAL ESTATE BROKER

1,150 SQ. FT. OFFICE / WAREHOUSE CONDO UNIT



3243 81ST COURT EAST

BRADENTON, FLORIDA

SALE \$85,000

ALL PROPERTIES ARE FEATURED AT

WWW.SARASOTA-INDUSTRIAL.COM



ROBERTA "BJ" KOLTON

SPECIALIZING IN INDUSTRIAL & COMMERCIAL REAL ESTATE

941.928.1428 CELL

941.957.3730 OFFICE

941.552.5216 FAX

ROBERTAKOLTON@MICHAELSAUNDERS.COM

Price and availability is subject to change without notice. The information being provided to you is not guaranteed to be free of errors. No independent verification of the accuracy of any information or documentation is represented by the real estate licensee. If you intend to rely on the information provided, you are notified that you should confirm any such information directly with the appropriate governmental authority, the seller and its counsel, or your own independent advisors and counsel. Any copyrighted material shall remain such. Unless provided in writing, no information or documentation provided shall be distributed, disseminated, or reproduced to any third party.

Property Information Sheet

3243 81st Court East
Bradenton

Square Feet: 1,150

Sq. Ft. Office: 400

Sq. Ft. Shop: 750

Land Size: 2.07 Acres (90,000 sq. ft.)

Zoning: PID

Year Built: 2004

Electrical (Phase): Single

Amps - Volts: 200 - 110/220

Ceiling Height: 12' - 14'

Overhead Doors: 1 - 12' x 12'

Loading Dock: No

Fire Sprinklers: No

Parking: In common

Taxes: \$1,378.17

Occupancy: Immediate

Industrial Park: Lena Road Industrial Park

\$85,000.00

Sales Price

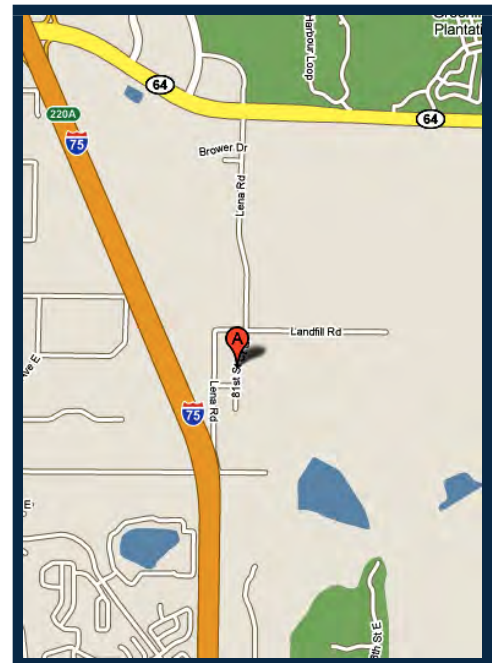
\$73.91

Per Sq. Ft.

\$0.00

Lease Rate

Per Sq. Ft.



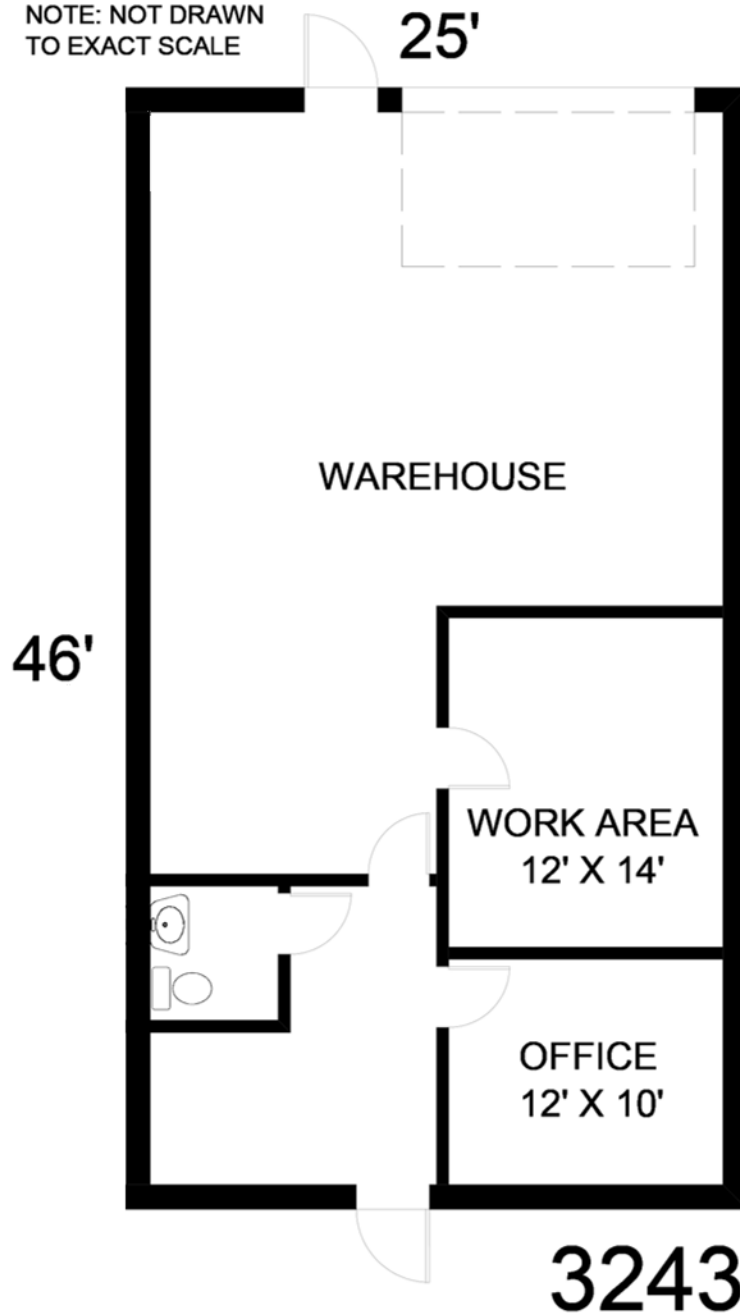
Nice 1,150 sq. ft. industrial condo located just off I-75 and SR 64, in the Lena Road Industrial Park. Small reception area, 1 private office, one restroom, and larger conference/work area built into the warehouse area. Open warehouse with 12' X 12' roll up door.

Association approval required for all perspective buyers.

Call Roberta Kolton at 941.957.3730 for more information.

THE INFORMATION CONTAINED HEREIN PRESENTED IS BELIEVED TO BE FACTUAL TO THE BEST OF OUR KNOWLEDGE BUT SHOULD NOT BE CONSTRUED TO BE WARRANTED BY MICHAEL SAUNDERS AND COMPANY.

NOTE: NOT DRAWN
TO EXACT SCALE



81ST COURT EAST BRADENTON, FLORIDA

NOTE: Not drawn to exact scale. Some measurements are approximate. Do not duplicate, publish, modify or otherwise distribute these materials unless specifically authorized by Bob Kolton, Roberta Kolton or Michael Saunders & Company. The information being provided to you is not guaranteed to be free of errors. No independent verification of the accuracy of any information or documentation is represented by the real estate licensee.