

**Cross Property 360 Property View**

**1514 12TH AVENUE W, BRADENTON, Florida 34205**

Listing

**U8167047 1514 12TH AVE W, BRADENTON, FL 34205**



**County:** Manatee  
**Legal Subdivision Name:** FAIRVIEW PARK  
**Property Style:** Five or More  
**Ownership:** Corporation  
**Year Built:** 1925  
**Flex Space SqFt:**  
**Office Retail Space SqFt:**

**Status:** Active  
**List Price:** \$700,000  
**LP/SqFt:** \$175.00  
**Special Sale:** Auction  
**ADOM:** 21 **CDOM:** 21

**Heated Area:** 3,456 SqFt / 321 SqM  
**Total Area:** 4,000 SqFt / 372 SqM

**Total Annual Fees:** 0.00  
**New Construction:** No  
**Flood Zone Code:** X  
**Number of Tenants:**

Auction Property. Historic Multifamily is Ready for you to add it to part of your portfolio and watch it grow! This Lovely early 20th Century 7-unit Building has two efficiencies, Two 1/1s, and three 2/1s. 5/7 of the units are vacant to allow for new ownership to attract tenants to the property at market rates! All 7 of these units were updated in 2020 with vinyl flooring, fresh paint, new roofs, and a 2022 Electrical service and sewage connection upgrade. Units 3 and 7 (a 1/1 and 2/1) are occupied with long-term tenants in place. The property has 1 meter for water and electrical so the landlord pays for major utilities. \*\*\*Auction will Run 07/18 - 07/22 ONLINE\*\*\*. The listed price is a suggested price and is not reflective of the starting bid or the reserve. A buyer's premium of 5% is required. You must preregister on the auction site prior to being approved to bid on the auction online. You may schedule an appointment to view and perform due diligence on the property prior to the auction close. There will be a 5% buyers premium applied to the winning bid. \*\*\*All property information to be verified by buyers\*\*\*

**Land, Site, and Tax Information**

<b>SE/TP/RG:</b> 35-34S-17E	<b>Zoning:</b> R3A	<b>Section #:</b> 35
<b>Subdivision #:</b>	<b>Future Land Use:</b>	<b>Block/Parcel:</b> 7
<b>Tax ID:</b> 4389700008	<b>Tax Year:</b> 2021	<b>Lot #:</b> 10
<b>Taxes:</b> \$4,860.62	<b>Property Access:</b> Yes	<b>Buyers Premium:</b> 5%
<b>Auction Type:</b> Reserve	<b>Complex/Comm Name:</b>	<b>Front Exposure:</b>
<b>Auction Firm/Website:</b> Receivership-Auctions.com	<b>Legal Desc:</b> E1/2 OF LOTS 10 & 11 BLK 7 FAIRVIEW PARK PI#43897.0000/8	<b>Front Footage:</b>
<b>Book/Page:</b> 2-115 <b>Alt Key/Folio #:</b>	<b>Road Frontage:</b> City Street	<b>Lot Size:</b> 10,851 SqFt / 1,008 SqM
<b>Legal Desc:</b> E1/2 OF LOTS 10 & 11 BLK 7 FAIRVIEW PARK PI#43897.0000/8	<b>Add Parcel:</b> No <b># of Parcels:</b>	
<b>Road Frontage:</b> City Street	<b>Utilities Data:</b> Electricity Available, Public, Water Connected	
<b>Add Parcel:</b> No	<b>Lot Dimensions:</b> 70x155	
<b>Water Frontage:</b> No	<b>Water Frontage:</b> No	
<b>Water Access:</b> No	<b>Water Access:</b> No	
<b>Water View:</b> No	<b>Water View:</b> No	
	<b>Water Name:</b>	
	<b>Water Extras:</b> No	

**Interior Information**

<b>Floors:</b> 1	<b>Total Number of Buildings:</b> 3	<b># Offices:</b>
<b>A/C:</b> Wall/Window Unit(s)	<b>Ceiling Height:</b>	<b>Freezer Space YN:</b>
<b>Heat/Fuel:</b> Electric	<b>Water:</b>	

**Exterior Information**

<b>Ext Construction:</b> Wood Frame, Wood Siding	<b># of Bays:</b>
<b>Roof Construction:</b> Shingle	<b># of Bays Grade Level:</b>
<b>Foundation:</b> Crawlspace	
<b>Road Surface Type:</b> Paved	
<b>Signage:</b>	

**Green Features**

**Income and Expense**

<b>Annual Net Income:</b>	<b>Annual Expenses:</b>	<b>Net Operating Income:</b> 70,000
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**Realtor Information**

<b>List Agent:</b> Tony Kelly	<b>List Agent ID:</b> 261550851	<b>List Agent Direct:</b> 863-287-4672
<b>List Agent E-mail:</b> tonyjmkellypa@gmail.com	<b>List Agent Fax:</b> 727-521-7378	<b>List Agent Cell:</b> 863-287-4672
<b>List 2 Agent:</b> Alex Ellis	<b>List Agent 2 ID:</b> 260045713	<b>List Agent 2 Phone:</b> 727-282-2204
<b>List Agent 2 Email:</b> Alex@ABetterLifeRealty.com		
<b>List Office:</b> A BETTER LIFE REALTY	<b>List Office ID:</b> 260031862	
<b>List Office 2:</b> A BETTER LIFE REALTY	<b>List Office 2 ID:</b> 260031862	
<b>Original Price:</b> \$700,000	<b>List Office Fax:</b> 727-521-7378	<b>List Office Phone:</b> 727-521-7378
<b>On Market Date:</b> 06/21/2022	<b>Price Change:</b>	<b>LP/SqFt:</b> \$175.00
<b>Previous Price:</b>		<b>Expiration Date:</b> 09/30/2022
<b>Possession:</b> Close of Escrow	<b>Owner Phone:</b>	<b>Listing Type:</b> Exclusive Right To Sell
<b>Owner:</b> EA SIP FL HOLDINGS LLC	<b>Bonus:</b>	<b>Bonus Exp Date:</b>
<b>Spec List Type:</b> Exclusive Right To Sell	<b>Non-Rep:</b> 1%	<b>Trans Broker:</b> 2%
<b>Single Agent:</b> 2%		
<b>Dual Variable Compensation YN:</b> No		
<b>Realtor Info:</b> 3rd Party Approval Req, No Sign, See Attachments		

**Confidential Info:**

**Showing Instructions:** Lock Box No Call, No Sign, See Remarks, Use ShowingTime Button

**Driving Directions:** From 14th St W, Turn Westward onto 12h Ave W. Subject property will be on the north side of the road

**Realtor Remarks:** \*\*\*Auction will Run 07/18 - 07/22 ONLINE\*\*\*. The listed price is a suggested price and is not reflective of the starting bid or the reserve. A buyer's premium of 5% is required. You must preregister on the auction site prior to being approved to bid on the auction

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**Seller's Preferred Closing Agent**

**Closing Agent Name:**

**Phone:**

**Email:**

**Fax:**

**Address:** , Florida

**Closing Company Name:**

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