



\$ 510,000



1612 11th Street W, Bradenton, FL 34205

- » Beds: 4 | Baths: 3 Full
- » MLS #: A4685070
- » Multi-Family | 2,077 ft² | Lot: 6,534 ft²
- » More Info: 161211thStreetW.IsForSale.com



Cathy Palmer

941.920.2247

cathypalmer@michaelsaunders.com

<http://CathyPalmer.michaelsaunders.com>

Sales Office
4400 Manatee Avenue West
Bradenton, FL 34209
(941) 951-6660

Remarks

Located in the heart of the Village of the Arts, this unique income-producing property offers a rare blend of character, flexibility, and proximity to downtown Bradenton and LECOM Park. The property consists of a duplex with two one-bedroom, one-bath units, each with access to a shared outdoor laundry area, along with a separate single-family home featuring two bedrooms, one bath, and its own private indoor laundry. A spacious yard, enhanced by newer fencing, creates separation between the duplex and the single-family home, offering added privacy and usability for both living and rental scenarios. Off-street parking adds to the overall convenience for residents and guests. Recent improvements include newer roofs on both structures, impact windows, Hardie board soffits, and updated porch roofs. All units feature easy-care flooring, and the two-bedroom home includes a mini-split A/C system along with most appliances recently updated. Each unit is on its own electrical meter. Well positioned in one of Bradenton's most recognizable districts, this property has consistently attracted tenants due to its location and overall condition, making it a strong addition to an investment portfolio.

