

\$598,000 - 2006 14th Avenue W, BRADENTON

MLS® #A4615577

\$598,000

4 Bedroom, 4.00 Bathroom, 3,097 sqft

Residential Income on 0.23 Acres

GRAVES SAWYER, BRADENTON, FL

Looking for a WATERFRONT INCOME property with 2 UNITS ? This two-family home in Wares Creek, Bradenton, FL, features two separate living units, each with two bedrooms and two baths. This property is highly desirable for both investors and owner-occupants looking to offset their mortgage with rental income. A classic Florida-style featuring cedar wood exteriors, with a touch of old Florida charm. Surrounding the waterfront property, you will find mature landscaping with native plants, palm trees, and a well-maintained lawn. Ample parking for both units including a garage for the main home. Each unit has its own private outdoor entertainment area which provides tenants with a personal retreat. Each unit has its own entrance, ensuring privacy for tenants. The bedrooms are spacious with adequate closet space and large windows for natural light. The baths, feature modern fixtures, a combination of tub and shower, and tile flooring. Open concept living and dining areas in each unit, offering a comfortable and functional living space. Both units have a fully equipped kitchen, ample cabinet space, and countertops. In-unit laundry facilities in the main home and the attached property has a separate private laundry area. Separate meters for each unit, allowing tenants to pay for their own utilities, reducing the landlord's expenses. Given its prime location, a four-bedroom, four-bath, two-family property in Wares Creek can attract steady



tenants, offering a reliable source of rental income. The area's proximity to downtown Bradenton, schools, parks, and local amenities further enhances its attractiveness to potential renters. Conveniently located near major roads, public transportation, and just a short drive to the beautiful beaches of Anna Maria Island. Close to local shops, restaurants, parks, and recreational facilities, making it a great place for families and professionals alike. Overall, a four-bedroom, two-family income-producing property in Wares Creek, Bradenton, FL, offers a blend of historical charm, modern conveniences, and strong rental potential, making it an excellent investment opportunity.

Built in 1970

Essential Information

MLS® #	A4615577
Price	\$598,000
Sold Price	\$540,000
Date Sold	October 8th, 2025
Bedrooms	4
Bathrooms	4.00
Square Footage	3,097
Acres	0.23
Year Built	1970
Type	Residential Income
Sub-Type	Duplex
Status	Sold

Community Information

Address	2006 14th Avenue W
Area	Bradenton
Subdivision	GRAVES SAWYER
City	BRADENTON
County	Manatee
State	FL

Zip Code 34205

Amenities

Parking Circular Driveway, Covered, Driveway, Ground Level, Guest, Off Street, Open, Other, Oversized

of Garages 2

View Water

Is Waterfront Yes

Waterfront Creek

Interior

Interior Features Ceiling Fans(s), Primary Bedroom Main Floor, Split Bedroom, Thermostat

Appliances Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Heating Electric

Cooling Central Air

Furnished Negotiable

Exterior

Exterior Features Courtyard, Rain Gutters, Sliding Doors

Lot Description Drainage Canal, Flood Insurance Required, FloodZone, Historic District, City Limits, Paved

Roof Metal

Foundation Crawlspace

School Information

Elementary Ballard Elementary

Middle Martha B. King Middle

High Manatee High

Additional Information

Date Listed June 29th, 2024

Days on Market 393

Zoning R1C

Listing Details

Listing Office PREMIER SOTHEBYS INTL REALTY

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