

\$299,000 - 4704 26th Street W, BRADENTON

MLS® #A4584777

\$299,000

Bedroom, Bathroom,
Land on 0.67 Acres

MCCOLLUMS LAKE, BRADENTON, FL

SELLER IS MOTIVATED, JUST REDUCED BY \$50,000. ENCOURAGING OFFERS! Some photos have been staged for visualization purposes. Nestled in the heart of Bradenton, this prime piece of real estate on 26th Street West is a gem waiting to be discovered. Imagine the potential! With professional businesses on each side, this location is a testament to its desirability. With approximately 17,500 automobiles passing by daily, the possibilities here are endless. This property comes with a versatile zoning classification. Currently zoned as Residential Duplex Districts (RDD-3, RDD-4.5, RDD-6), it's perfect for medium-density residential development, including single-family and duplex homes.

Additionally, it allows for residential support uses and limited non-residential activities. Residential Support Use are possibilities like: Churches or Other Houses of Worship, Child Care Centers, Accessory Child Care Facilities, Family Day Care Homes, Environmental Education Facilities, Schools (elementary, middle, high, or college/university; public or private; or schools of special education)

Looking to the future, the property's Future Land Use designation includes OL (Low Intensity Office), CON, RSF-3, RSF-4.5, RSF-6, RSMH-4.5, RSMH-6, RDD-3, RDD-4.5, RDD-6, RMF-6, PR-S, PR-M, MP-I. Low Intensity Office Use opportunities are



various office activities with minimal impact on the surrounding area. Think professional offices like law firms, accounting offices, or small consulting businesses.

For precise definitions and regulations regarding "Low Intensity Office Use" in Manatee County, I recommend consulting the Manatee County Land Development Code or reaching out to the Manatee County Planning Department. Remember, zoning codes can vary, and it's crucial to get all the details you need.

Opportunity is knocking, my friends! Don't miss out on this fantastic property. Explore the potential that awaits you here!

Essential Information

MLS® #	A4584777
Price	\$299,000
Sold Price	\$185,000
Sold Date	January 6th, 2025
Acres	0.67
Type	Land
Sub-Type	Land
Status	Sold

Community Information

Address	4704 26th Street W
Area	Bradenton/Fifty Seventh Avenue
Subdivision	MCCOLLUMS LAKE
City	BRADENTON
County	Manatee
State	FL
Zip Code	34207

Exterior

Lot Description	Buildable, Central Business District, Cleared, City Lot, Level, Near Public
-----------------	---

Transit, Sidewalk, Street Lights, Suburb, Urban

School Information

Elementary	Moody Elementary
Middle	Electa Arcotte Lee Magnet
High	Bayshore High

Additional Information

Date Listed	October 6th, 2023
Days on Market	707
Zoning	RDD4.5

Listing Details

Listing Office	COMPASS FLORIDA LLC
----------------	---------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on October 22nd, 2025 at 3:27pm EDT