

# \$199,900 - 1110 52nd Avenue W, BRADENTON

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MLS® #A4649486

**\$199,900**

3 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.24 Acres

PIC TOWN, BRADENTON, FL

Exceptional Duplex Rental Income Opportunity in West Bradenton! This rare, non-deed restricted, waterfront property features two standalone homes on a spacious lot with no HOA fees or rental restrictions, offering unmatched flexibility for investors or homeowners. Priced to sell AS-IS, this turnkey gem comes fully furnished (with minor estate sale exclusions), ready for immediate occupancy or rental income.

Prime walkability to vibrant restaurants and shopping, plus water access for fishing and serene lake views. The property boasts an oversized RV/trailer garage, an attached workshop, and a separate storage shed, perfect for hobbyists or additional storage needs. Modern upgrades include a backflow system, tankless hot water heater, two electric meters, and a mix of gas and electric utilities for efficiency. The fenced backyard, mature landscaping, and abundant wildlife, including bass in the lake, create a private, tranquil retreat.

With four distinct buildings, ample storage, and included tools, furniture, and lawn equipment, this property is a unique find in a sought-after location. Don't miss this versatile, income-generating opportunity with endless potential!

Built in 1982



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A4649486          |
| Price          | \$199,900         |
| Sold Price     | \$181,000         |
| Sold Date      | May 16th, 2025    |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,055             |
| Acres          | 0.24              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Manufactured Home |
| Status         | Sold              |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1110 52nd Avenue W             |
| Area        | Bradenton/Fifty Seventh Avenue |
| Subdivision | PIC TOWN                       |
| City        | BRADENTON                      |
| County      | Manatee                        |
| State       | FL                             |
| Zip Code    | 34207-2804                     |

## Amenities

|               |            |
|---------------|------------|
| Parking       | Boat       |
| # of Garages  | 2          |
| View          | Water      |
| Is Waterfront | Yes        |
| Waterfront    | Lake Front |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                                            |
| Appliances        | Dishwasher, Dryer, Electric Water Heater, Gas Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Washer |
| Heating           | Central                                                                                                                   |
| Cooling           | Central Air                                                                                                               |

## Exterior

|                   |               |
|-------------------|---------------|
| Exterior Features | Other         |
| Lot Description   | Oversized Lot |
| Roof              | Shingle       |
| Foundation        | Slab          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 150              |
| Zoning         | RSMH6            |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | EXP REALTY LLC |
|----------------|----------------|

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