

\$299,900 - 2220 3rd Avenue E, BRADENTON

MLS® #TB8389786

\$299,900

3 Bedroom, 2.00 Bathroom, 1,195 sqft

Residential on 0.14 Acres

G O GREGORYS, BRADENTON, FL

One or more photo(s) has been virtually staged. Step into turnkey perfection at 2220 3rd Ave E, a fully renovated 3-bedroom, 2-bath single-family home offering a bright, modern layout and high-end finishes throughout. This thoughtfully designed residence features a spacious split-bedroom floor plan, with a private primary suite complete with dual closets and a sleek en-suite bathroom. The open-concept living and dining areas are bathed in natural light and flow seamlessly into a crisp, updated kitchen boasting white shaker cabinetry, quartz-look countertops, stainless steel appliances, and a stylish matte black faucet. Luxury vinyl plank flooring runs throughout the home, creating a warm, cohesive feel that's both stylish and easy to maintain. Both bathrooms have been beautifully remodeled with modern tilework, black fixtures, and elegant vanities—no detail was overlooked. Enjoy the peace of mind that comes with newer systems (2025 ROOF, FLOORS, FIXTURES, BATHROOMS, KITCHEN, PAINT AND MORE) and the convenience of a move-in-ready home—perfect for first-time buyers, families, or anyone seeking comfort without compromise.

ABOUT THE AREA: Nestled in the heart of Bradenton, 2220 3rd Ave E offers more than just a home—it provides a lifestyle enriched by the area's vibrant culture and natural



beauty. Residents can enjoy leisurely strolls along the scenic Bradenton Riverwalk, a 1.5-mile ADA-accessible path that meanders beside the Manatee River, offering picturesque views and a tranquil ambiance . The nearby Village of the Arts, a unique community where artists live and work, features colorful historic homes housing galleries, studios, and quaint eateries, reflecting Bradenton's thriving arts scene.

For outdoor enthusiasts, the area boasts numerous parks and preserves, such as Robinson Preserve and Emerson Point Preserve, offering opportunities for hiking, birdwatching, and kayaking . History buffs will appreciate the Manatee Village Historical Park, where they can explore restored 19th-century buildings and learn about the region's rich heritage . Additionally, the property's proximity to top-rated schools, shopping centers, and dining establishments ensures convenience and accessibility for all your daily needs.

INCOME POTENTIAL: Based on the AirDNA report for 2220 3rd Ave E in Bradenton, this property presents a compelling opportunity for short-term rental investors. With a projected annual revenue of \$64,000, an average daily rate of \$222, and a strong 79% occupancy rate, the home demonstrates solid income potential. The estimated net operating income stands at \$36,000 with an impressive 11.99% cap rate, making it financially attractive from day one.

Surrounded by comparable listings generating between \$42K–\$63K annually, this 3-bedroom, 2-bath home is well-positioned to compete in the local short-term rental market. The Bradenton area also benefits from year-round demand driven by its proximity to the Manatee River, beaches, and vibrant arts and dining scenes—further boosting the

appeal for vacation travelers and weekend guests alike. PDF available upon request.

Built in 1959

Essential Information

MLS® #	TB8389786
Price	\$299,900
Sold Price	\$305,000
Sold Date	June 27th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,195
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	2220 3rd Avenue E
Area	Bradenton/Braden River
Subdivision	G O GREGORYS
City	BRADENTON
County	Manatee
State	FL
Zip Code	34208-1608

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Primary Bedroom Main Floor, Split Bedroom, Stone Counters
Appliances	Disposal, Range, Refrigerator, Trash Compactor
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Lighting
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Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	May 24th, 2025
Days on Market	90
Zoning	C3

Listing Details

Listing Office	KELLER WILLIAMS RLTY NEW TAMPA
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Listing information last updated on October 24th, 2025 at 2:39am EDT