



# UNITED STATES BANKRUPTCY AUCTION

4,743± SF Live / Work  
Commercial Building

Bradenton, Florida

ONLINE AUCTION  
EVENT  
MARCH 28TH  
AT 11 AM ET

# CONTENTS

OVERVIEW	3
PROPERTY PHOTOGRAPHS	5
LOCATION MAPS	6
AUCTION SUMMARY	9
AREA OVERVIEW	10



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# OVERVIEW

## US BANKRUPTCY AUCTION

Fisher Auction Company and 1 Oak Real Estate are pleased to present via Online Auction Event a 4,743± SF Live/Work Office Building in Bradenton, Florida.

### PROPERTY HIGHLIGHTS

- Prime Location South of Manatee Avenue (Highway 64) between 27th Street and 30th Street
- Large .45± Acre Lot with upgraded Parking Area
- Property is turnkey with Beautiful Renovation in 2022
- Minutes to Major Outdoor Recreation, Shopping and Area Sites
- Current Partial Lease with Upside Potential
- Approximately 7 Miles West of I-75 and 1 Mile West of US 41
- Professionally Landscaped with Mature Trees throughout
- Under an hour from Tampa International Airport
- Multiple Uses including Office, Residential or Live/Work



# OVERVIEW

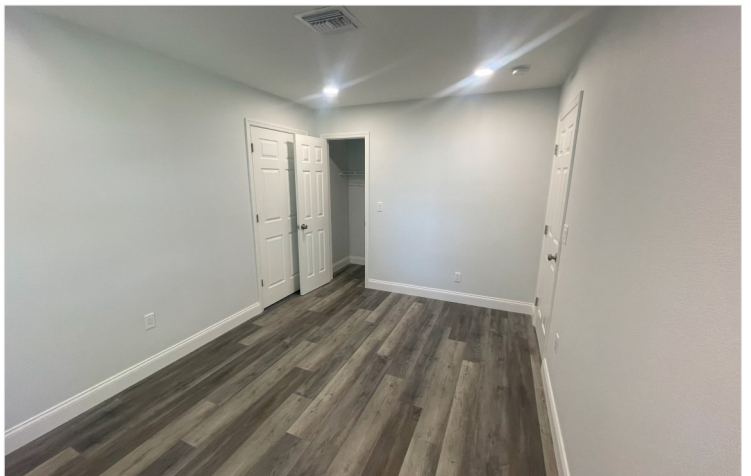
## US BANKRUPTCY AUCTION

### PROPERTY DETAILS

- **Address:** 2726 6th Avenue W, Bradenton, Florida 34205-4102
- **Location:** North Side of 6th avenue W just South of Highway 64
- **Directions:** From I-75 Exit No. 220 West to 27th Street W. Turn left to 6th Avenue W. Turn right to Property Address
- **Access:** From 6th Avenue W
- **Improvements:** Total of 4,743± SF Includes 7 Bedrooms, 4 Bathrooms, 2 Kitchens, Open Areas, Built in 1932, Extensively Renovated in 2022
- **Land Size:** .447± Acres / 19,488± Square Feet
- **Frontage:** 116 Feet along 6th Avenue W
- **Zoning:** UCC—Bradenton Urban Commercial Core
- **Taxes:** 2023 - \$9,548.35
- **Parcel ID No.:** 3545700001
- **Legal Description:** Lots 20,22 Morrow Square
- **Flood Zone:** Zone X / Per Manatee County Flood Map
- **Utilities:** All Utilities Available to Site
- **Construction:** Concrete Foundation, Wood Frame, Asphalt Shingle, Impact Glass Windows, Central HVAC

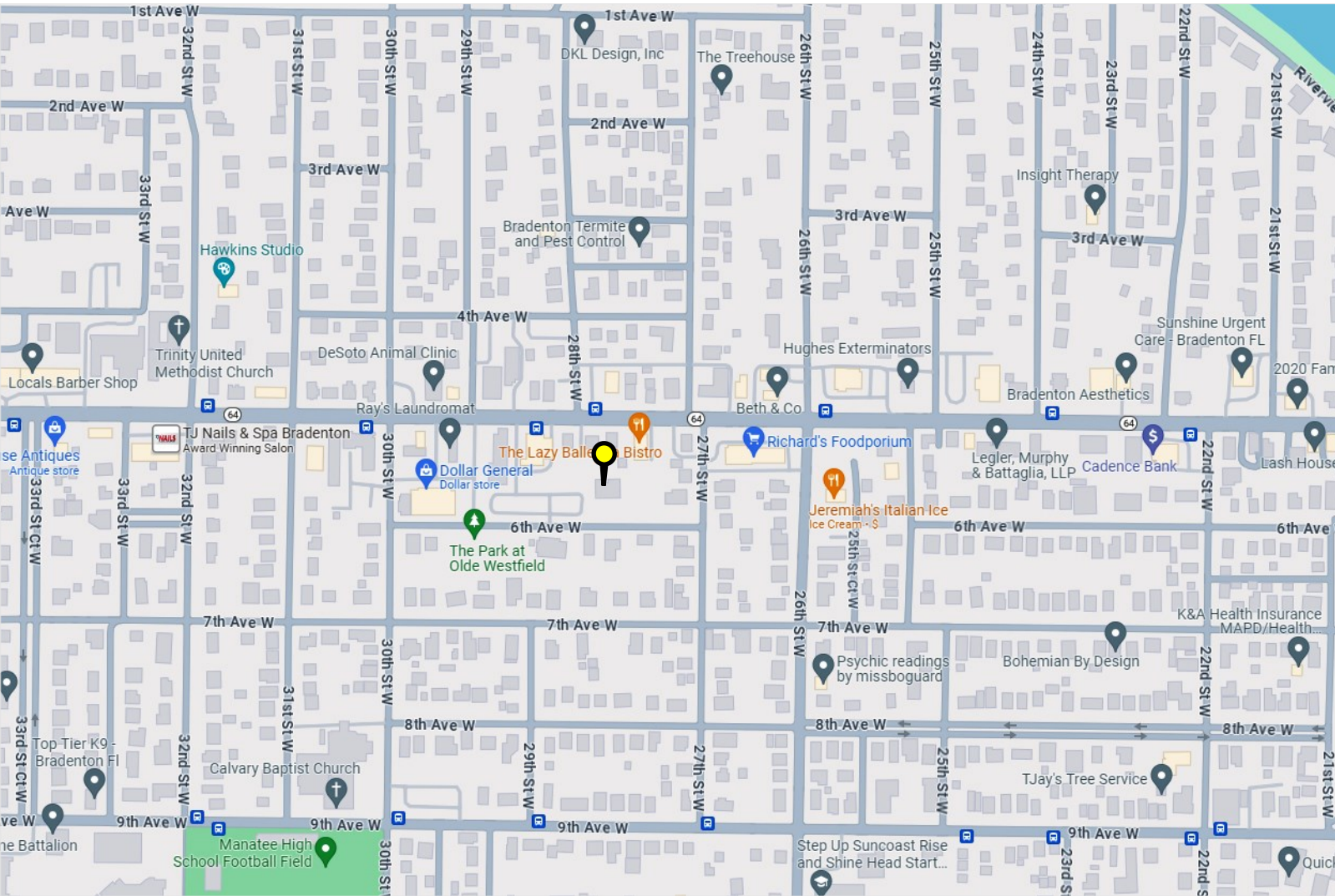


# PROPERTY PHOTOGRAPHS



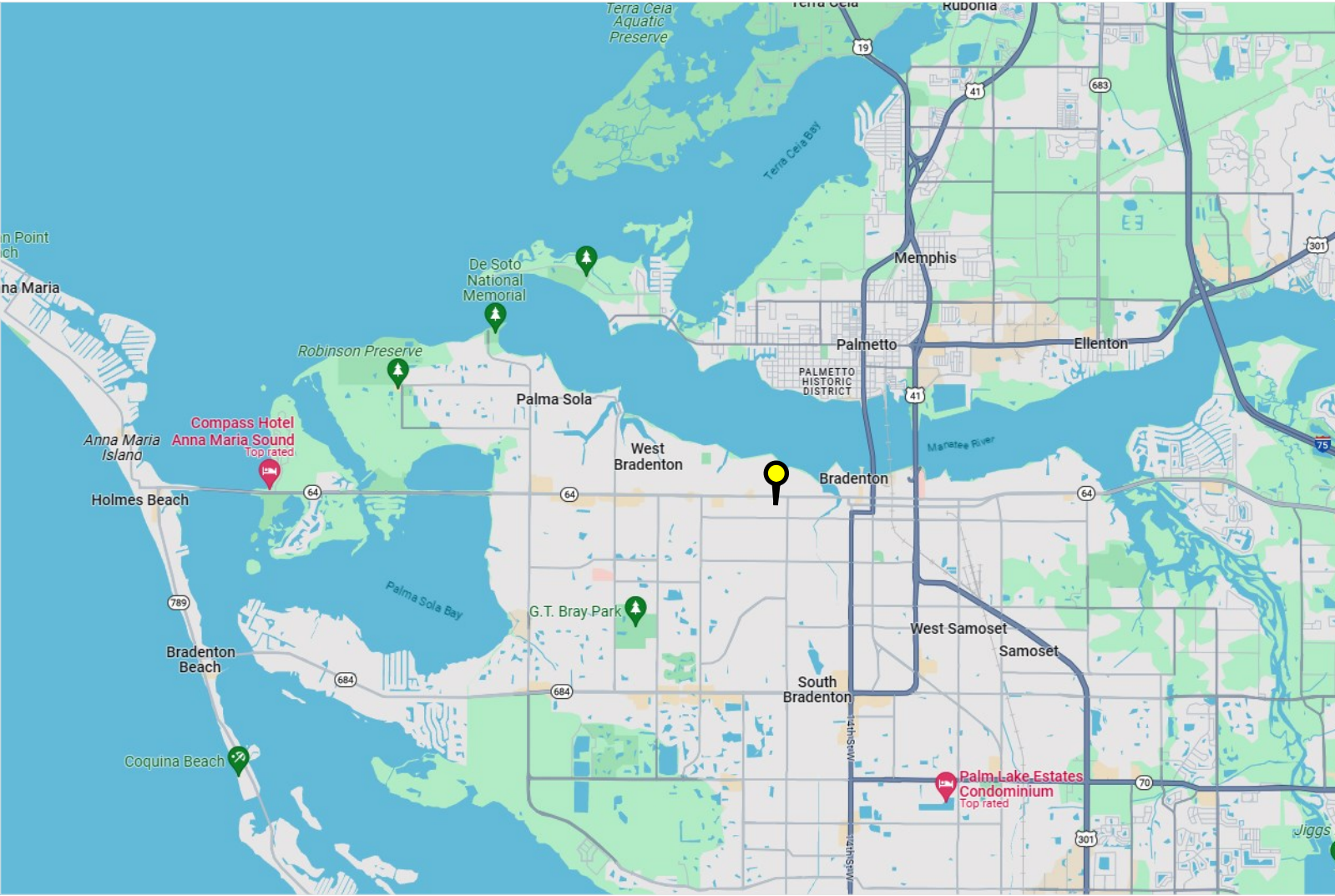
# LOCATION MAP

## US BANKRUPTCY AUCTION



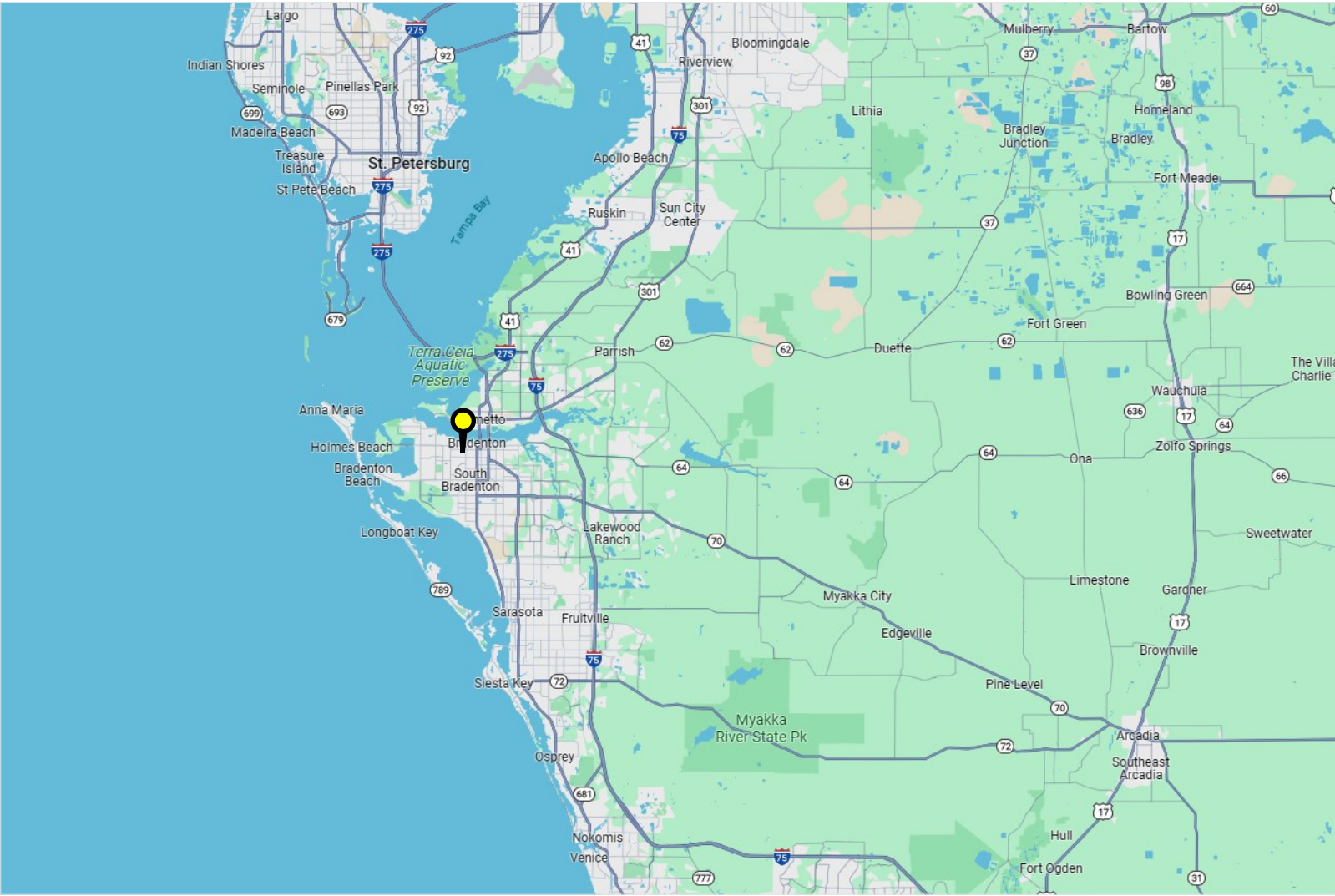
# LOCATION MAP

US BANKRUPTCY  
AUCTION



# LOCATION MAP

## US BANKRUPTCY AUCTION





# AUCTION SUMMARY

<b>Auction Date / Time:</b>	<b>Begins - Thursday, March 28, 2024 @ 11:00 AM ET</b> <b>Ends - Thursday, March 28, 2024 @ 1:00 PM ET</b>
<b>Online Only Auction:</b>	<b>Online Auction will be held on Fisher Auction's Exclusive Bidding Platform - <a href="https://www.bidfisherauction.com">Bid.Fisherauction.com</a></b>
<b>Property Tours:</b>	<b>Please Contact: Francis D. Santos at <a href="mailto:Francis@fisherauction.com">Francis@fisherauction.com</a> / 754.220.4116 for Scheduled Tour Dates and Private Showings</b>

**United States Bankruptcy Court, Middle District of Florida, Tampa Division**  
**Chapter 11 Bankruptcy Case: Case No. 8:23-bk-01532-RCT**

## AUCTION METHOD

- The Final Bid Price for the Property shall be determined by competitive bidding at the Auction. The Property will be offered free and clear of all liens, claims and encumbrances to the highest and best bidder, with the highest bid being subject to the Bankruptcy Court's final approval and acceptance of price, plus the seven percent (7%) Buyer's Premium, and is subject to the terms and conditions of the Governing Documents.
- The Final Bid Price will be subject to the approval of the Bankruptcy Court via a Sales Hearing before the Honorable Judge Roberta A. Colton at the Sam M. Gibbons United States Courthouse, Courtroom 8A, 801 N. Florida Avenue, Tampa, FL 33602.

## QUALIFYING BIDDER REQUIREMENTS

- Wire into Debtor's Counsel, The Law Offices of Benjamin "Skip" Martin's account via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$15,000 Initial Deposit to be received by Debtor's Counsel no later than 5:00 PM ET on Tuesday, March 26, 2024 (the "Good Faith Deposit"). Contact Fisher Auction Company for wiring instructions via email [info@fisherauction.com](mailto:info@fisherauction.com) or call 954.942.0917.
- The highest and best bidder will execute the non-contingent Purchase and Sale Agreement immediately following the Auction. An Additional Escrow Deposit totaling (10%) of the total purchase price in U.S. Funds will also be due via a Federal wire transfer to Debtor's Counsel, The Law Offices of Benjamin "Skip" Martin's account at the conclusion of the Auction.

## BROKER PARTICIPATION

- 2% of the Final Bid Price
- Call 800.331.6620 or visit [www.fisherauction.com](https://www.fisherauction.com) for the Mandatory Real Estate Buyer Broker Participation Registration Form.



800.331.6620  
[www.FisherAuction.com](https://www.FisherAuction.com)



# AREA OVERVIEW

Dive into Southwest Florida history, arts, and nature in Bradenton on Florida’s Gulf Coast, about 30 minutes south of St. Petersburg. Bradenton’s close proximity to Anna Maria Island and Longboat Key make it the perfect place to base to live/work near the Gulf islands while enjoying all the city has to offer.

The City features Old Main Street and shop at the Bradenton Market, which offers fresh produce, lively music, and free family activities, and the Manatee Village Historical Park, where one can see historic buildings from Manatee County’s founding period of 1840 to 1918.

On the weekends, one looking for outdoor adventures can fish from the Riverwalk pier, get on the nature trails at Robinson Preserve, take a kayak tour at De Soto National Memorial Park, and visit the area’s beaches.

\*INFORMATION OBTAINED FROM VISITFLORIDA.COM

## DEMOGRAPHIC

	BRADENTON, FL	ST. PETERSBURG, FL	MANATEE COUNTY, FL
POPULATION	54,918	258,245	394,824
MEDIAN HH INCOME	\$50,084	\$64,375	\$64,964
MEDIAN AGE	45.3	42.9	49
MEDIAN PROPERTY VALUE	\$211,200	\$242,100	\$267,300

\*INFORMATION OBTAINED FROM DATAUSA.IO



# UNITED STATES BANKRUPTCY AUCTION

4,963± SF Live / Work  
Commercial Building

Bradenton, Florida



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