



**WAGNER REALTY**

ESTABLISHED IN 1939

**BRINGING YOU HOME SINCE 1939**

---

**VOTED THE FAVORITE LOCAL REAL ESTATE  
COMPANY 23 YEARS IN A ROW!**



**Corporate/Commercial Office  
Bradenton**



**El Conquistador Office  
Bradenton**



**Manatee Ave West Office  
Bradenton**



**SR 64 East Office  
Bradenton**



**Lakewood Ranch Office  
Lakewood Ranch**



**First Street Office  
Sarasota**



**Anna Maria Island Office  
Bradenton Beach**



**Longboat Key Office  
Longboat Key**



## **LOCAL, VETERAN OWNED AND OPERATED SINCE 1939**

For more than 80 years Wagner Realty has been a leader in the local community. Our agents are known for their personalized service and extensive knowledge of the Sarasota/Bradenton region we call "home."

Wagner Realty has eight offices and more than 200 highly-trained professional REALTORS®. Whether you are buying or selling, or simply looking for a seasonal rental, our highly-trained associates are ready to help you make an informed decision.



## **VOTED THE PEOPLE'S #1 CHOICE 23 YEARS IN A ROW**

We're proud of the quality of our customer service – but the loyalty of Wagner Realty clients says it all. Every year, for the past 23 years, Wagner Realty has earned the coveted designation of #1 Favorite Real Estate Company in the "People's Choice" awards.

What's the secret to our success?

We set high standards and work diligently to provide our clients with exceptional, memorable service. Our clients tell their friends and families and people remember us when it's time to move.





*"At Wagner Realty we know how important it is to not only serve the community's real estate needs, but also to be sincerely involved in enriching the quality of life here."*

**David C. Eckel, Wagner Realty  
President & Broker/Owner**



# CELEBRATING COMMUNITY

---

Wagner Realty is proud to play a vital role in our local community. Our team is deeply involved in contributing to the well-being of the region on a civic, social and professional level.

Our agents and brokers serve on local non-profit boards, organize fundraisers, and volunteer for numerous and varied charities – always looking for ways to support the community through donations of both time and money.

We know that it's the neighborhood of caring people that helps to make a house feel like a home, so we never forget the importance of giving back.

---

*We celebrate the  
true meaning of  
"community."*



# RESIDENTIAL SALES

Whether you are a first-time home buyer, a move-up buyer, empty-nester or investor, our seasoned professionals listen carefully to your needs and wants. Once we know exactly what you're looking for, we can swing into action to help you find the perfect match.

If you're planning to sell your property, it's important for you to know that Wagner Realty doesn't charge a transaction or record storage fee like most of our competitors. Our comprehensive marketing plan features proven strategies designed to sell your home at a competitive price and in the quickest timeframe that the market allows.

Our highly trained associates have in-depth knowledge of the market and know how to take advantage of the sale cycle to ensure that you will get to closing with the best terms possible. At Wagner Realty we're proud to have assisted generations of home buyers and sellers.

Wagner Realty is also a member of Leading Real Estate Companies of the World®, with 600 affiliate companies and 150,000 affiliate sales associates in more than 70 countries worldwide. This area is a magnet for relocating firms and families from around the world, and our affiliation brings international home buyers to your doorstep.





# COMMERCIAL SALES

The Commercial-Investment Division of Wagner Realty is one of the largest specialized commercial brokers in the Tampa Bay area servicing the entire Gulf Coast of Florida, with more than twenty commercial real estate agents representing their customers in all types of commercial property and investments.

## What sets us apart?

Sarasota/Manatee real estate has been our passion since 1939, and earning the loyalty, satisfaction and trust of our customers and clients is our #1 goal. Our talented team of professionals goes above and beyond to offer you the tools and insight you need to make an informed decision

on your real estate investment. That's why we've been voted "Best Real Estate Company" for 23 consecutive years by local polls.

Our website, [wagnerrealtycommercial.com](http://wagnerrealtycommercial.com) provides a feed of all listings to My Florida Commercial Real Estate (MFCRE) offering you more timely and accurate information than third party sites.

We are local, veteran owned and operated and devoted to supporting the community we serve and love. Experience our award-winning caliber of service.







# PROPERTY MANAGEMENT & RENTALS

Wagner Realty's Property Managers take their responsibility of managing your investment property very seriously. Tenants are thoroughly screened, enforceable leases are written by skilled attorneys and we work with a number of repair people that can address any problems that may arise.



Wagner Realty associates are the regional rental experts! We offer short term rentals, annual rentals and interim housing to make your relocation a breeze. Our rental inventory provides well over 1,200 properties to choose from. Visit [www.WagnerRealty.com](http://www.WagnerRealty.com) to view our rental properties. Our skilled rental agents are just an e-mail or phone call away!

# BUSINESS BROKERAGE



Business Brokers are licensed REALTORS in Florida but specialize in representing buyers and sellers of businesses, medical practices and professional associations, It's a specialization, like real estate agents who specialize in home and land sales, industrial and office properties or representing land owners or landlords and tenants. Similar to a real estate listing, Business Brokers assist the business owner or medical professional or CPA in preparing the business for sale ensuring that all records are current, the business itself is neat and orderly and presents an opportunity for someone to continue on in their stead and earn a return on their capital investment to purchase the business or practice.



# WORLD-WIDE RELOCATION

*Leading*

REAL ESTATE COMPANIES  
OF THE WORLD

I'M LOCAL  
I'M GLOBAL®

Are you ready to live the dream? Our Relocation Division provides all of the area information and logistical services you'll need to make your transition to life on Florida's Gulf Coast an easy one. Whether you are a transferee on temporary relocation, or a retiree ready for your "golden years," we're the local real estate experts.

We know the neighborhoods, the nuances and necessities of life here on Florida's Gulf Coast. In other words, we are here to help you find your new perfect home.

We're also connected to the largest network of full-service real estate companies in the world. So if you really must leave us, we can place you in the hands of a great real estate agent in your destination community as well.



**Corporate Office**

**3639 Cortez Road West \* Suite 200 \* Bradenton, FL 34210  
941.727.2800**

**Anna Maria Island**

**2217 Gulf Drive North \* Bradenton Beach, FL 34217  
941.778.2246**

**Longboat Key**

**5360 Gulf of Mexico Drive #101 \* Longboat Key, FL 34228  
941.383.5577**

**El Conquistador**

**3403 El Conquistador Parkway \* Bradenton, FL 34210  
941.751.0670**

**West Manatee**

**7411 Manatee Avenue West #100 \* Bradenton, FL 34209  
941.761.3100**

**East Manatee**

**5215 SR 64 East \* Bradenton, FL 34208  
941.741.2500**

**Lakewood Ranch**

**8141 Lakewood Main Street, Ste N106 \* Lakewood Ranch, FL 34202  
941.756.7800**

**Sarasota**

**1440 First Street \* Sarasota, FL 34236  
941.778.2246**

