

Commercial
708144 Active**2727 N Florida Ave**
Hernando, FL 34442**L\$389,000**

Cross Street:
County: Citrus
Subdivision:
Bldg Stories: 2
Park Spaces: 4
Waterfront: Yes
Waterfront Ft: 416
Load Docks:
Rails: No
Asset Sales: Real Estate
Apx. Lot Size: .75 Acres
Short Sale: No
Lender Owned: No

of Units:
Area: 01
Year Built: 1950
Apx. Acres: .75
Apx. Net Leaseable SqFt: 3,037
Apx. Bldg SqFt: 3,037
\$ per Bldg Sqft: \$128
Apx. Land SqFt: 32,627
Alt Key: 1612497
Zoning: GNC
Auction: No



Public Rems: Prime Waterfront Commercial Property. Zoned GNC (General Neighborhood Commercial). Endless possibilities for many categories of business. Outstanding Waterfront View s w ith over 400 feet on Lake Tsala Apopka. Excellent terms available for lease. This location is a treasure w ith high traffic volume at the intersection of Hw y 41 and Hw y 200, and CR 486.

Directions: Hw y 41 to just before the 200 intersection on east side (right on the lake).

FEATURES

Water Type: Lake , Open Water View

Water Feat.: Boat Dock , Seaw all

Int Features: Ceiling - Standard

Ext Features: Entry - Multi Level , Shed/Utility Bldg

Special Info: Aerial Photo

Curr Bldg Use: Vacant

Sewer/Water: Sew er - Septic Private , Water - Public

Const/Found: Concrete Block , Frame

Terms Avail: Cash , Conventional , Lease Option/Purchase , Other See Remarks

Energy Feat:

Possession: Negotiable

Lot Desc: Waterfront

Floor: Other See Remarks

Heat/Cool: Cool - None , Heat - None

Roof: Metal

Parking: Unpaved Area

Road Type: Paved , State

Cap Rate%: .00

Ann. Gross Inc: \$

Ann. Expens: \$

Ann. Utilities: \$

Net Income: \$

Ann. Mgmt Exp: \$

Ann. Insur: \$

Other Expens: \$

Ann. Taxes: \$

Rear Exposure: E

Taxes: \$ 4,417.00

Tax Year: 2013

Homestead: No

Flood Plain: Yes

HOA/COA: No

Monthly Dues: \$

Yearly Dues: \$

Agent Owned: No

Legal: WILKINSON & SAVORYS ADD TO HERNANDO PB 1 PG 31 PT OF LOTS 37& 38 E OF R/W OF FED HWY 74 & LOTS 39 40 & 41 LESS R/W OFSR 74 DESC IN OR BK 1445 PG 1276

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<http://www.naturecoastliving.com>

Photo Gallery MLS# 708144A



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