



Palmwood Realty, Inc.

Commercial Investment Division

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PRESENTATION SHEET

**1350 PONCE DE LEON BOULEVARD
BROOKSVILLE, FLORIDA 34601**



9,180 Square Foot Commercial Building Consisting Of Approximately 2,000 Square Feet of Office Space And 7,180 Square Feet Of Warehouse Space. This Property Is Zoned C-2 Commercial And Is Located Inside The Brooksville City Limits Which Will Allow For Almost Any Type Of Office/Retail Office/Warehouse/Light Manufacturing Operation. This Property Is Ideally Suited For A User Or Business Entrepreneur Or Can Be Acquired For Investment. The Average Monthly Rental In This Area Is Approximately \$7.00 Per Square Foot.

Property Size: 90 Feet On U. S. Highway 98.
253 Feet Deep (.52 Acres M.O.L.)

Year Built: 1974

Condition: Good

Taxes: Approximately \$6,000

REMARKS: This Property Is Located On A High-Visibility, High-Traffic Major State Road And Is Ideally Suited For An Investor/Owner/User Seeking A Retail Operation That Utilizes A Showroom Plus Warehouse Space Or A Showroom With Light Manufacturing.

ASKING PRICE: \$425,000.00 – Owner Financing Available.

(The above property is subject to price change, omissions, errors, withdrawal and prior sale.
This office is acting as a Transaction Broker in the sale of this property.)