



Palmwood Realty, Inc.

Commercial Investment Division

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PROPERTY OFFERING

LOCATION: ******* 2202 NORTH YOUNG BOULEVARD *******
SUITES 150 & 160-165, AND VACANT COMMERCIAL LAND
CHIEFLAND, FLORIDA 32626

DESCRIPTION: A 30,576 Sq. Ft. Regional Retail Center Located On 3.91 Acres M.O.L. There Is Additional Contiguous Land Which Will Allow The Owner To Add An Additional 10,000 Sq. Ft. – 12,000 Sq. Ft. Of Retail/Office Space.

CONSTRUCTION: Monolithic Slab Foundation, Masonry, Stucco And Steel Structure. Storefronts Have Floor To Ceiling Glass Panels. Flat Membrane Roof. HVAC Systems. Fully Sprinklered. Marquee Sign.

AGE: Built In 1989. Renovated In 2008.

CONDITION: Average.

PROPERTY SIZE: 3.91 Acres M.O.L.

ZONING: C-2 Commercial/Highway Commercial; Flood Map 12075C0155F (Zone X)

PARKING: Ample.

FINANCING: To Be Obtained.

ASKING PRICE: **\$3,000,000.00**

REMARKS: Located In Chiefland Regional Shopping Center Vicinity, Which Includes National Tenants, ALDI And Tractor Supply Co., And Within Close Proximity To Walmart, Walgreens, CVS, And Dunkin' Donuts. Residing In The Heart Of Chiefland's Business District, The Property Offers High Visibility And Excellent Convenience. Highest And Best Use Leans Towards A User/Developer. THIS PROPERTY OFFERS HIGH UPSIDE POTENTIAL. There Are Condominium Documents Currently In Place Which Will Allow The Purchaser To Sell Individual Units Or Convert To A Single Ownership.

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