



Palmwood Realty, Inc.

Commercial Investment Division

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PROPERTY OFFERING

- LOCATION: ***** 7137 BARCLAY AVENUE *****
BROOKSVILLE, FLORIDA 34609
- DESCRIPTION: 1.53-Acre Flat And Level Site With A 2,000 Sq. Ft., Four-Bedroom/Two-Bath Block House Which Has Been Condemned And Has To Be Remanufactured. Ideally, This House Should Be Demolished Or Repurposed Into A Professional Or Medical Office.
- This Is A Highly-Visible, High-Traffic Location That Sits Just South Of Cortez Boulevard (S.R. 50) Near The Entrance To The Brookridge Subdivision. With 250 Front Feet On Barclay Avenue, It Is Located Opposite Brookview Villas, Carriage Crossing Apartments And Kensington Woods, A DR Horton Subdivision That Is Currently Under Construction. This Parcel Is Just West Of A Medical Corridor On State Road 50 And The Suncoast Parkway Allowing Easy And Convenient Access To All Hernando And Most Tampa Bay Hospitals. The Property Offers A Superior Location With Expansion Potential For An Investor Or Practitioner Alike. *Hernando County Property Appraiser Parcel #R34-422-18-0000-0020-0042/Key #00444059.*
- CONSTRUCTION: Single-Story Building. Block Construction. Gable Hip Roof, Well And Septic. (Well And Septic Will Need To Be Expanded Or Recertified.)
- AGE: Built 1972.
- CONDITION: Building – Poor; Property Location - Excellent.
- PROPERTY SIZE: Approximately 250' x 267' x 250' x 268' – 1.53 Acres M.O.L.
- ZONING: PDP(OP) - Office Professional; Flood Map Number 12053C0186D
- PROPERTY TAX: \$6,000.00.
- FINANCING: Bank – To Be Arranged.
- ASKING PRICE: \$425,000.00 – MAKE OFFERS!!!**
- REMARKS: Highest And Best Use Leans Towards Development Of Existing Structure Or Demolition And Construction Of A New Office Park.

(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.)