



Palmwood Realty, Inc.

Commercial Investment Division

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PROPERTY OFFERING

LOCATION: ******* 11242 COMMERCIAL WAY *****
(U.S. HIGHWAY 19)
WEEKI WACHEE, FL 34614**

DESCRIPTION: A 2,520 Sq. Ft. M.O.L. Professional Office Building Located On The Northeast Corner Of Commercial Way And Boston Avenue. Commercial Way Is A Busy North-South State Highway Which Is Experiencing Major Residential And Commercial Growth. The Property Is Approximately Five Miles North Of The Commercial Way/Cortez Boulevard Intersection.

The Building Is A Newly Renovated Professional Office That Is Ideally Suited For A User-Oriented Business. This Is An Ideal Owner Occupied Opportunity. Further Identified Through Hernando County Property Appraiser Key 00078463.

CONSTRUCTION: Single-Story Masonry Building, New Gabled Shingle Roof, Monolithic Slab Foundation. Lighted Marquee, New Windows, New HVAC Systems, Well Water, New Septic And Expanded Leaching Fields.

AGE: Built In 1996.

CONDITION: Excellent.

PROPERTY SIZE: Irregular – 200 Front Feet On Commercial Way. Property Dimensions: 200' x 263.47' x 180' x 304.25' (1.30 Acres M.O.L.) – Offering Owner The Opportunity To Add Additional Space To The Building.

ZONING: General Commercial - Flood Map 12053C0158D.

PARKING: Ample (12 Vehicles Approx.)

ESTIMATED FIXED EXPENSES:

Taxes.....	\$7,200	Septic (est).....	\$ 300	Permits.....	\$ 90
Electric (est)	\$6,000	Refuse (est).....	\$1,750	Maint (est)	\$1,200
Water.....	\$ _____	Insurance (est).....	\$5,000		

TOTAL ESTIMATED FIXED EXPENSES: \$ 21,540.00

FINANCING: Bank – To Be Obtained By A Commercial Lender.

ASKING PRICE: \$570,000.00

DOWN PAYMENT: \$115,000.00 - CASH

(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.)