

CLASS A PROFESSIONAL SPACE, TRAINING CENTER & RESIDENTIAL CAMPUS
5830 W GULF TO LAKE HWY, CRYSTAL RIVER, FL 34429

EXECUTIVE SUMMARY

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,450,000
Available SF:	5,024 (3 Buildings)
Lot Size:	0.9 Acres
Year Built:	2007
Zoning:	GNC
Traffic Count Street:	25,000 AADT
Price / SF:	\$288.61

PROPERTY OVERVIEW

A rare opportunity to acquire a purpose-built business campus and Class A office space in the heart of Florida's Nature Coast. This unique offering combines a state-of-the-art corporate office, dedicated training facility, and residential accommodations, creating an ideal environment for companies seeking a headquarters, training center, technology campus, cybersecurity operation, professional services firm, educational facility, or live-work compound.

- The offering includes two parcels totaling approximately 0.90± acres:
- 5830 W Gulf to Lake Highway – 3,116 SF Class A office facility
 - 5828 W Gulf to Lake Highway – 780 SF dedicated training center
 - 1090 N La Carta Point – 1,128 SF residential home with outdoor pavilion

Located in unincorporated Citrus County with GNC zoning, the property enjoys excellent accessibility while maintaining privacy and security. The property is situated approximately one mile from the Suncoast Parkway, providing direct access to the Tampa Bay region and Tampa International Airport in just over an hour.

The office facility was thoughtfully designed and constructed as a high-performance professional environment. Interior cypress walls, imported Brazilian hardwood finishes, dedicated conference areas, bullpen workspace, and multiple private offices create a warm yet highly functional workspace. Double-pane windows provide exceptional sound attenuation from Gulf to Lake Highway, resulting in a surprisingly quiet working environment.

FOR MORE INFORMATION CONTACT:

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BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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PROPERTY DESCRIPTION

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Technology infrastructure is a standout feature of the property. The campus is extensively wired with Cat 6 350 MHz networking throughout, including approximately one mile of installed cable, a dedicated climate-controlled server room, and infrastructure suitable for IT, cybersecurity, software development, call center, training, or technology-focused operations. All TV's, appliances and office furniture convey with the asking price purchase.

The residential component offers an attractive executive residence or guest housing opportunity and features plantation shutters, wood ceilings, soft-close cabinetry, double-pane windows, and quality finishes throughout. All beautifully appointed furniture, appliances and amenities in the home convey making it an instant residence or rental opportunity.

Outdoor amenities further distinguish the property. Decorative sealed paver systems connect the campus, while large electric key-coded security gates provide controlled access. A substantial 28' x 32' pavilion with brick pavers creates an exceptional gathering space for corporate events, employee functions, client entertainment, training retreats, or potentially small special events and wedding-related activities.

An additional 3rd parcel with a residence and pavilion available with purchase of Parcel 1 and 2 only. All showing requests shall require a minimum of 24 hours advance notice and must be accompanied by proof of funds, along with a brief description of the prospective buyer and intended property use. Building plans and survey available upon request.

This offering presents a unique opportunity to acquire a turnkey corporate campus in one of Florida's most desirable coastal communities, just minutes from Crystal River's renowned springs, recreation, and waterfront amenities.

HIGHLIGHTS

- 1 Mile from the Suncoast Parkway
- GNC zoning
- Metal roofing systems throughout
- Electronic gated access
- Imported Brazilian IPE hardwood exterior elements
- Dedicated Server Room with independent HVAC (Cat 6)
- Conference Room and collaborative bullpen workspace

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ADDITIONAL PHOTOS

PROFESSIONAL OFFICES



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ADDITIONAL PHOTOS

TRAINING ROOM W/KITCHENETTE



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ADDITIONAL PHOTOS

RESIDENCE



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