

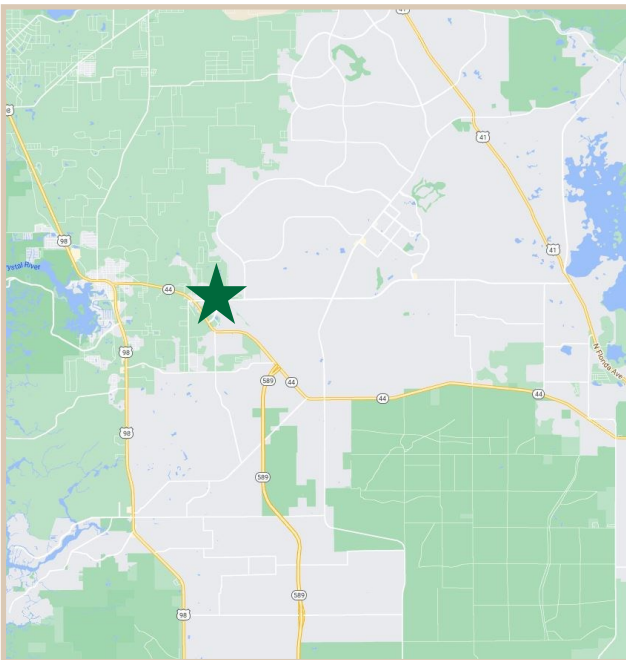
FOR LEASE

Vantage Point

1560-1598 N Meadowcrest Blvd., Crystal River, Florida 34429

PROPERTY FACTS

Building Area:	32,500 Sq. Ft.
Construction Type:	Masonry Block/Metal Buildings
Parking Spaces	124 Parking Spaces
Acres:	4.53 acres
Units:	20 Units
Zoning:	PDR
Lease Type:	Modified Gross



PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Location	Between nearest Crystal River on way to Lecanto approximately 1000' east of W. Gulf to Lake Hwy/SR44 on North Meadowcrest Blvd at stop sign intersection of N. Shockley Loop.
Frontage:	The Property has 330 FT of Frontage on N. Meadowcrest Blvd. This provides excellent frontage and visibility.



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

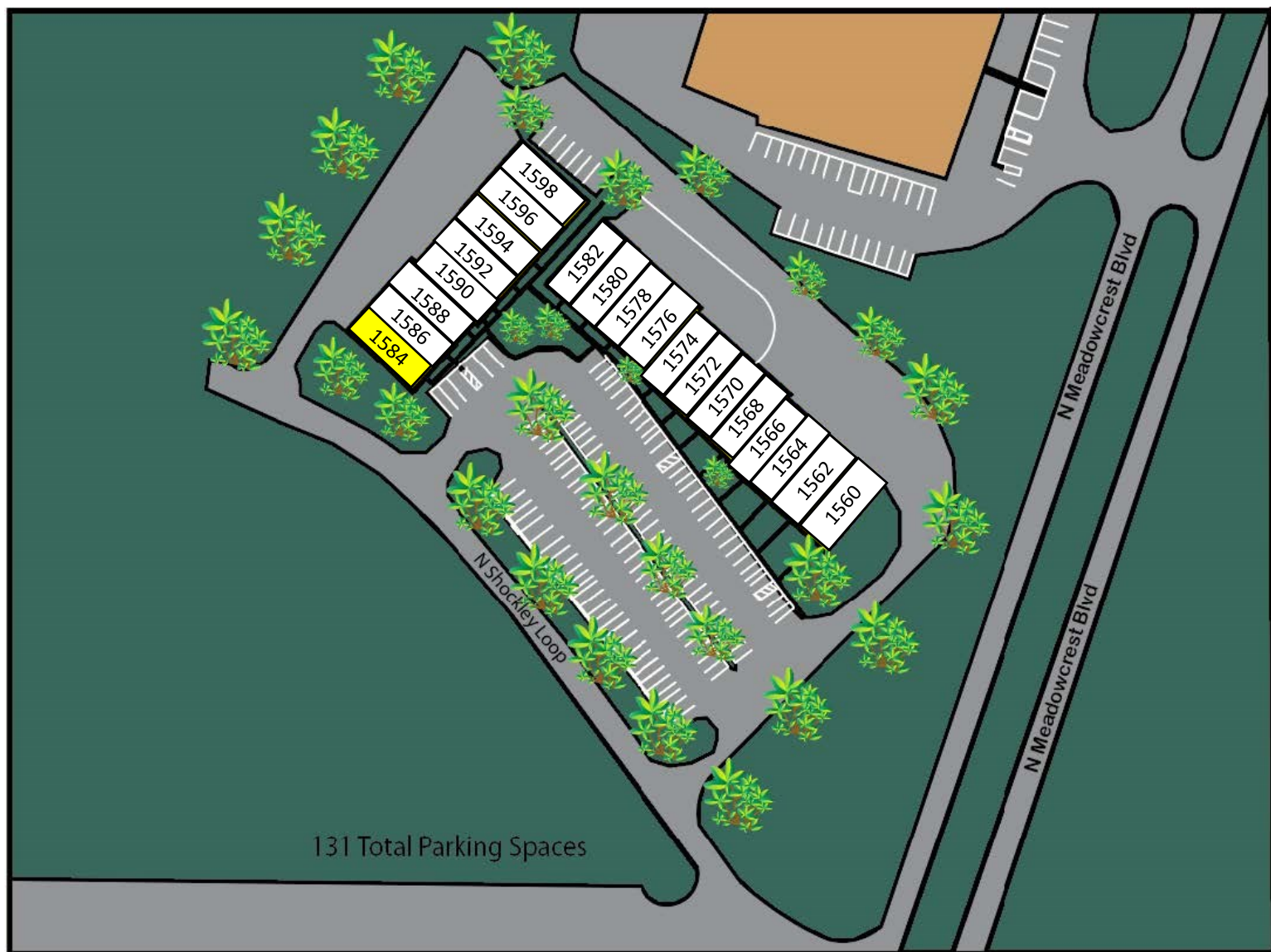
Brevard County:	321.725.1961
Indian River County:	772.778.4885
Fax:	772.778.4908
Leasing:	leasing@vscrc.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

Site Plan

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COMING AVAILABLE

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UNIT	SIZE		RATE		MONTHLY RATE	UTILITIES INCLUDED				USAGE
						Water	Electric	Trash	Cable	
1584	1,625	SF	\$11.00	SF/YR	\$1,489.58	NO	NO	NO	NO	Office/Retail



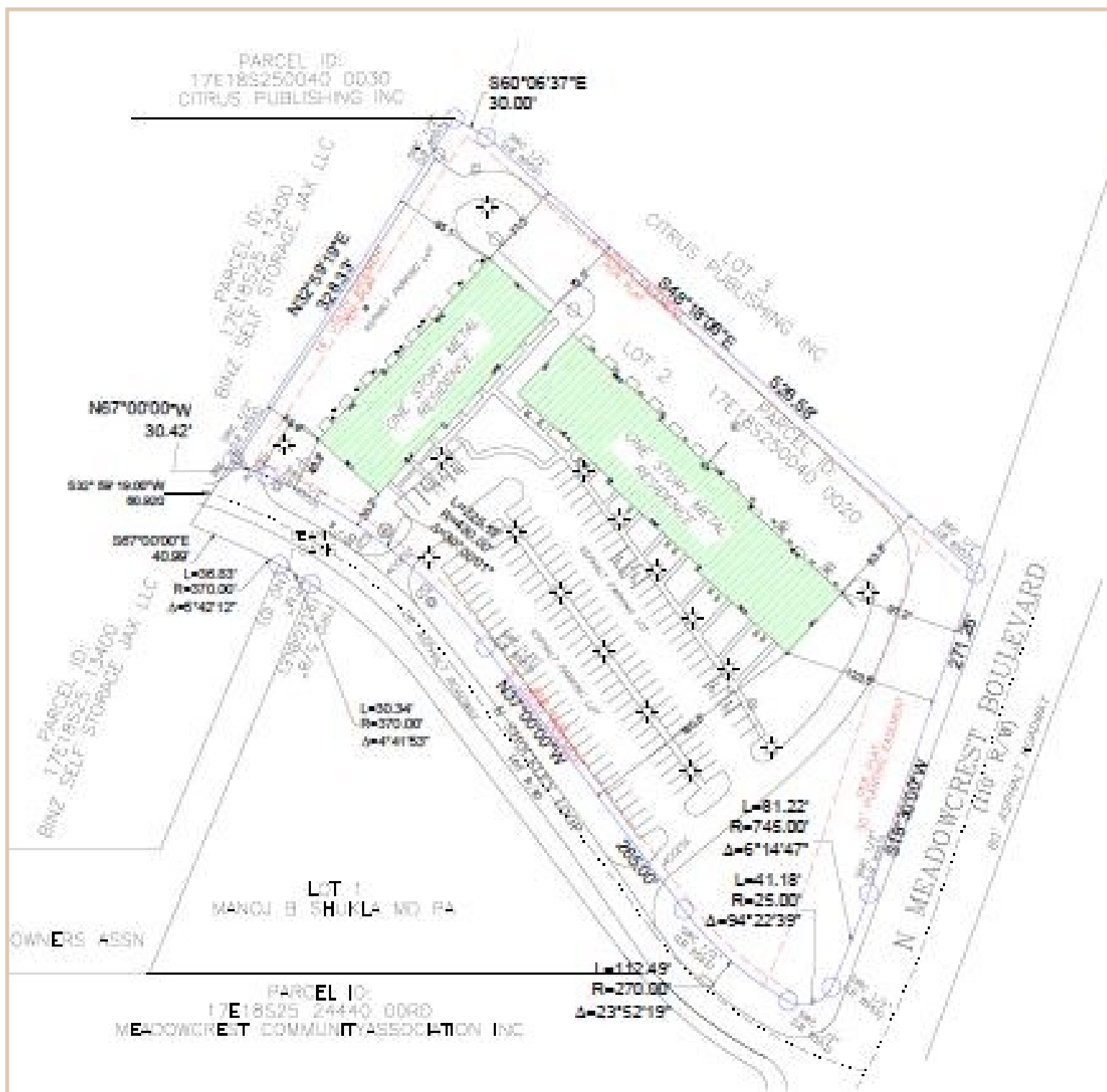
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Survey

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Aerial

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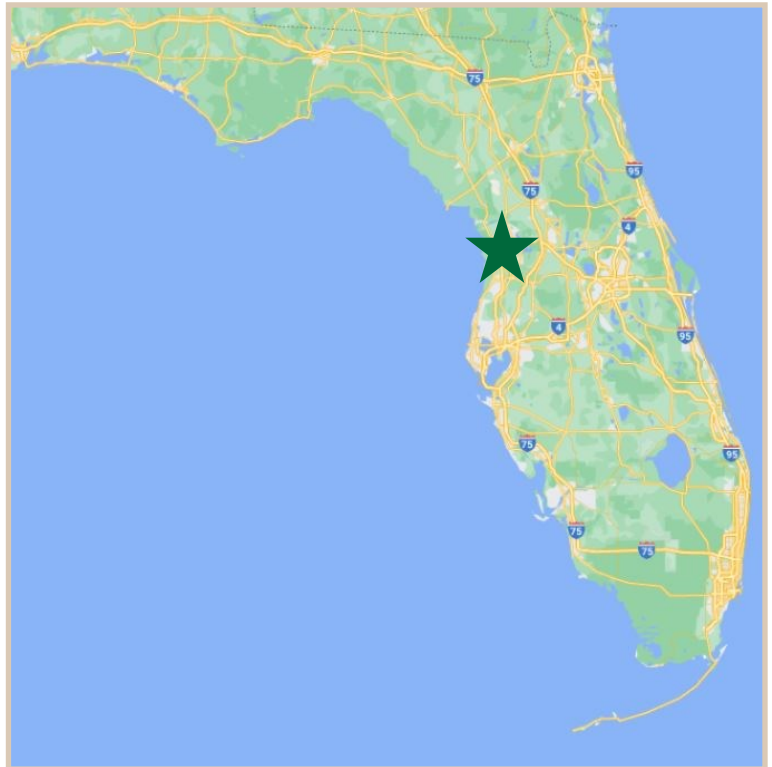
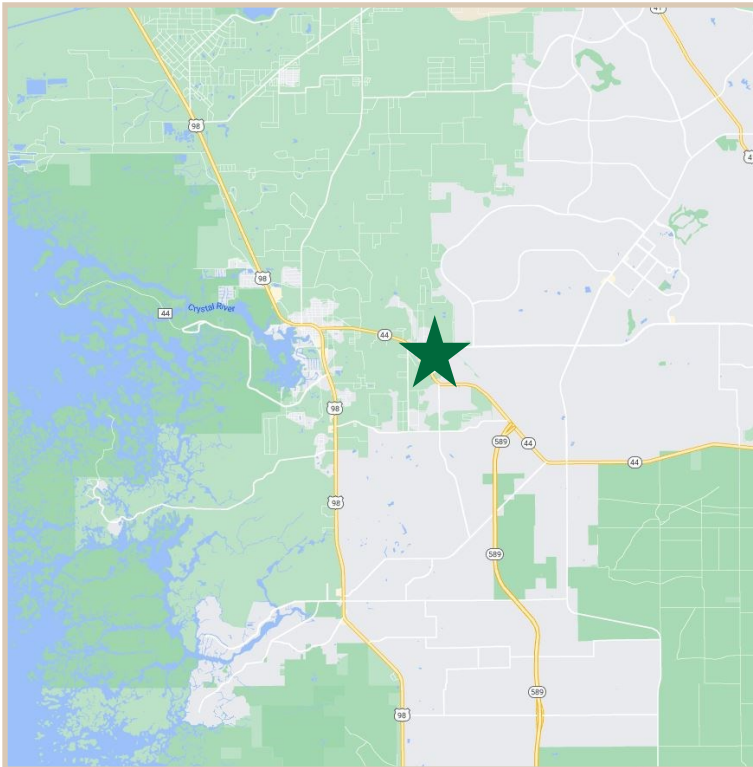
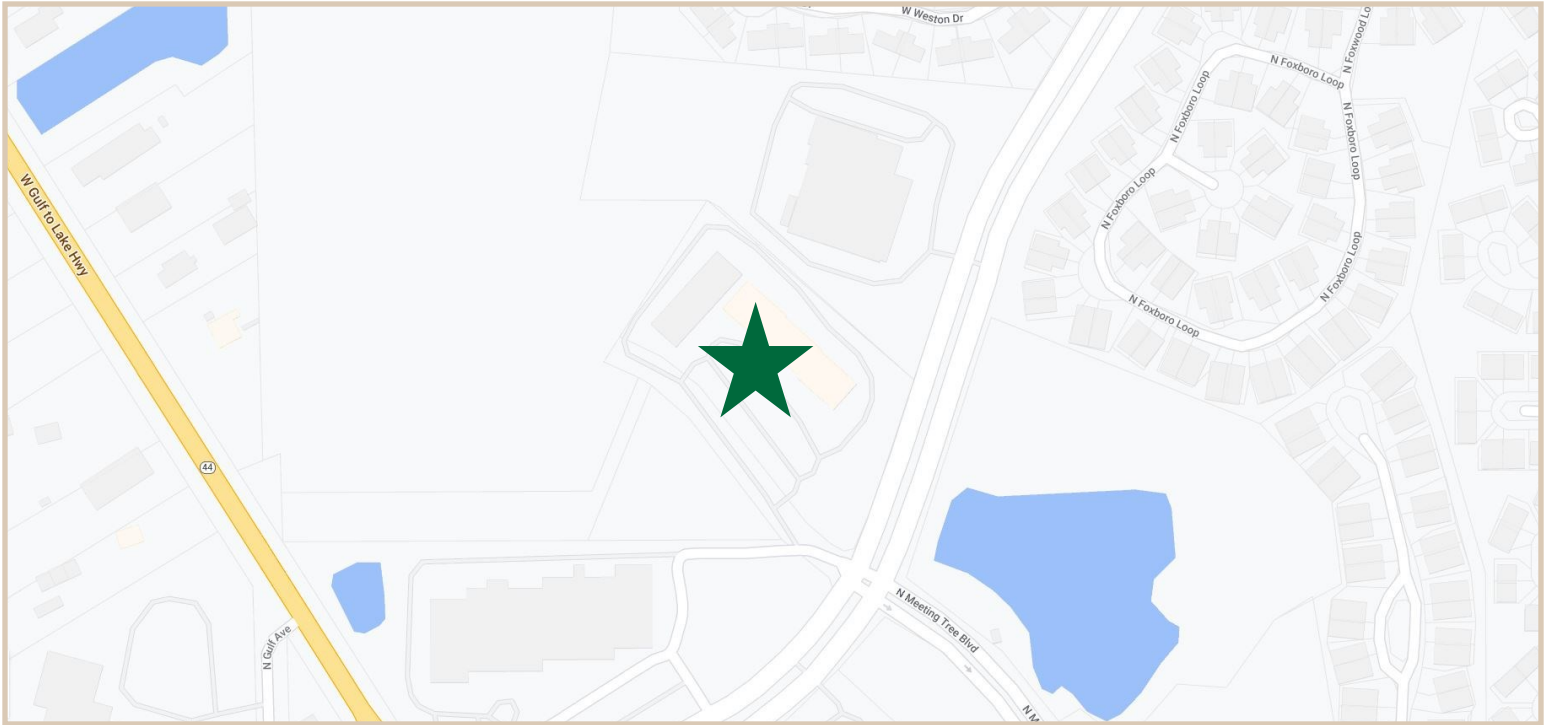
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LOCATION MAPS

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ADDITIONAL PHOTOS

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