Palmwood Realty, Inc.

PRESENTATION SHEET

LOCATION: *****11767 N. WILLIAMS STREET*****
(U.S. HIGHWAY 41)
DUNNELLON, FLORIDA 34432-5850

DESCRIPTION: 3,080 Sq. Ft. Commercial Building Consisting Of Approximately 1,200 Sq. Ft. Of Office Space And 1,880 Sq. Ft. Of Warehouse Space With Overhead Door.

This Building Is Located In The Heart of Dunnellon's Business District And Offers High Visibility And Convenience For Customers, Clients, Patients And Employees. The Building Can Be Expanded Upon Into The Vacant Lot On The South Side Of The Building Or This Lot Can Be Cleared And Used For Parking.

CONSTRUCTION: Single-Story Masonry And Brick Building, Monolithic Slab Foundation, Flat Roof, City Water And Sewage.

CONDITION: Fair.

PROPERTY SIZE: 152' x 120' Or .042 Acres (3 Lots - #1226, #1227, #1228).

ZONING: B3 – Commercial – Specialty Business.
Flood Zone "C" – Flood Map No. 120574 0005 B.

PROPERTY TAXES: $3,000.00

ASKING PRICE: $305,000.00

REMARKS: This Is An Excellent Owner/User Building And Location. Ideally The Building Should Be Rehabbed And Turned Into A Medical Or Professional Building And The Vacant Land (Lots #1227 & #1228) Should Be Cleared And Turned Into A Parking Lot.

(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.)