



Palmwood Realty, Inc.

PRESENTATION SHEET

**1300 PONCE DE LEON BOULEVARD
BROOKSVILLE, FLORIDA 34601**



8,580 Square Foot Commercial Building Ideally Suited For Office/Showroom/Warehouse Use. **Currently, 5,100 Square Feet Is Rented To The Fastenal Co. On A 5-Year Lease. Their Monthly Rental Is \$3,718.75 With 5% Yearly Increases.** The Property Is Zoned C-2 Commercial and Is Located Inside The Brooksville City Limits Which Will Allow For Almost Any Type Of Office/Retail Office/Warehouse/Light Manufacturing Operation.

- ▲ Property Size: 90 Feet On U. S. Highway 98. 253 Feet Deep (.52 Acre).
- ▲ Year Built: 1974
- ▲ Condition: Good
- ▲ Approximately 8,000 Sq. Ft. Of Building Is Air Conditioned
- ▲ Taxes: Approximately \$5,500

REMARKS: This Property Is Located On A High-Visibility, High-Traffic Major State Road And Is Ideally Suited For An Investor/Owner/User Seeking A Retail Operation That Utilizes A Showroom Plus Warehouse Space Or A Showroom With Light Manufacturing.

ASKING PRICE: \$495,000.00 – Owner Financing Available.

(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.)