

PREPARED BY



WALTER SELPH
TOMMIE DAWSON REALTY
 675 Ponce De Leon Blvd.
 Brooksville, FL 34601

Email : buddys@tommiedawson.com
 -
 Office Ph# : (352) 796-4948
 Cell Ph# : (352) 650-9394
 Fax Ph# : (352) 796-1948

Real Property Only
MLS# 2124034 Active

11097 BROAD ST
Brooksville, FL 34601



LP\$119,000



County: Hernando
Key #: [00349108](#)
Current Zoning: C1
Business Nm.:
Length Est.: Not Applicable
Owner Financing: No
Lease Price/SF: \$.00
Net Leaseable SF:
Paved Rd: Yes
Apx Rd Frntge:
Rd Front Type: US Highway
Parking Spaces:
Off St. Parking: Yes
Outparcel Avail.: No

Availability: For Sale
LP Per Gross SF: \$36.15
Year Built: 1950
Tot. Buildings: 2
Main Bldg Htd SF: 2,064
Main Bldg SF Gross: 3,292
Level/Stories: 1
Other SF Htd:
Other SF Gross:
SF Source: Tax Rolls
Converted Residence: No
Sale Includes: Building , Land

Style: Retail

Sub Type: Free Standing Building

Directions: From the intersection of Jefferson and Howell Ave go N on Howell Ave, Turn N on US HWY 41, property is located near the corner of US HWY41 and Old Crystal River Rd
Near. Cross St.:

Remarks: Original Mixed Use , Work/ Live development. Historical Store fronting US 41 with attached residence. Huge prominence on US 41 at the intersection with Old Crystal River Rd. and historical structure. This was the "RaceTrac" of its day. Perfect location for Artist or craftsman to live & display & sell their work, Owner office, etc.

Acres: .53
Lot Dim. Aprox:
Lot Dim. Source: Tax Roll

Lot SqFt: 23235
Acreage Info: Over 1/2 to 1 Acre
Waterfront/Frntge: No/

Location: Out of City Limits

Restrooms: 2
Hotel/Motel Rms:
Offices:

Docks:
Water Meters:
Loading Wells:

Elec. Meters:
Bays:
Other Units:

Condo Units:
Apt. Units:
MH/RV Spaces:

Net Operating Inc.: \$
Cap Rate%:
Ann. Expenses: \$
Confid. Agrmnt Req.: No

Projected/Actual:
Ann. Tot. Sched. Inc.: \$
CAM Fees/Freq.: /

CAM Fee Incl:

Parking: Open
Signage:
Construction: Siding-Wood
Roof: Asphalt/FbrglassShgl
Ceiling Height:
Flooring: Carpet , Wood
Interior:

Handicap Feat.: None
Condition: Sold As Is
Overhead Drs:
Heat/Cool: Cool-Central Electric , Heat-Central Electric
Utilities: Sewer-Septic , Water-Public
Ext./Fencing:
Waterfront:

Sec/Twp/Rng: 11/ 22/ 19
Subdiv/Block/Lot: 0/ 0180/ 0000
Unit:
Area/Map Code: 05/ K4
DOR Use Code: 11
Legal Description: Call Office

City/Co. Special Assmnt: Yes
Special Assess. Fee Amount: \$258
Contact Property Appraiser (352) 754-4190

Short Sale: No

Lender Owned/REO: No

Agent Owned: No

Terms Avail.: Cash , Conventional
Docs Available: Aerial Photo
Leases: None

Ownership: Sole Proprietor
Special Info.:

Copyright 2011 Hernando County Association of REALTORS 02/24/2011 02:29 PM

All information regardless of source, including but not limited to, square footage, sizes, room dimensions, property taxes, and school information deemed reliable, but is not guaranteed and should be verified by personal inspection and/or with a appropriate professional(s).