

PREPARED BY



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Real Property Only
MLS# 2130333 Active

16101 FLIGHT PATH DR
Brooksville, FL 34604



LP\$225,000



Property of Hernando County MLS

County:	Hernando	Availability:	For Sale
Key #:	00946720	LP Per Gross SF:	\$36.19
Current Zoning:	PDP	Year Built:	1994
Business Nm.:		Tot. Buildings:	
Length Est.:	Not Applicable	Main Bldg Htd SF:	5,842
Owner Financing:	No	Main Bldg SF Gross:	6,217
Lease Price/SF:	\$.00	Level/Stories:	1
Net Leaseable SF:		Other SF Htd:	
Paved Rd:	No	Other SF Gross:	
Apx Rd Frntge:	200	SF Source:	Owner
Rd Front Type:	Other-See Remarks	Converted Residence:	No
Parking Spaces:	6	Sale Includes:	Building
Off St. Parking:	Yes		
Outparcel Avail.:	No		

Style: Industrial

Sub Type: Other-See Remarks

Directions: Intersection of Hwy 41 and Spring Hill Drive, go W on Spring Hill Drive, turn L at Sam Pearson Way, continue to Flight Path Drive, Turn L property on L

Remarks: Air Conditioned Manufacturing/Assembly. Lots of lighting and electrical outlets. Office reception area. Dock height loading. Roof coated 2008/ New 7 1/2 ton A/C 2010, 3 Phase Electric. Well Maintained - Good Condition. Seller Motivated.

Near. Cross St.:

Acres:	1.35	Lot SqFt:	59000	Location:	Industrial Park , Near Airport , Out of City Limits
Lot Dim. Aprox:	200x295	Acreage Info:	Over 1 to 2 Acres		
Lot Dim. Source:	Plat	Waterfront/Frntge:	No/		

Restrooms:	2	Docks:	1	Elec. Meters:	1	Condo Units:	
# Hotel/Motel Rms:		Water Meters:	1	Bays:	1	Apt. Units:	
Offices:	2	Loading Wells:	1	Other Units:		MH/RV Spaces:	

Net Operating Inc.:	\$	Projected/Actual:		CAM Fee Incl:	
Cap Rate%:		Ann. Tot. Sched. Inc.:	\$		
Ann. Expenses:	\$	CAM Fees/Freq.:	/		
Confid. Agrmnt Req.:	No				

Parking:	Open	Handicap Feat.:	Parking , Restrooms
Signage:	Attached	Condition:	Sold As Is
Construction:	Foundation-Slab , Siding-Aluminum , Steel	Overhead Drs:	1 to 3 , 8 ft High , 8 ft Wide
Roof:	Metal	Heat/Cool:	Cool-Central Electric , Heat-Central Electric
Ceiling Height:	10 to 15 feet	Utilities:	3 Phase Electric , Sewer-Public , Water-Public
Flooring:	Concrete , Vinyl	Ext./Fencing:	
Interior:	Private Restrooms , Reception	Waterfront:	

Sec/Twp/Rng:	13/ 23/ 18	City/Co. Special Assmnt:	Yes
Subdiv/Block/Lot:	2393/ 0000/ 0180	Special Assess. Fee Amount:	\$357
Unit:		Contact Property Appraiser	(352) 754-4190

Area/Map Code: 03/ L5
DOR Use Code: 80
Legal Description: Hernando County Airport Industrial Park Unit 1 Lot 18

Short Sale:	No	Lender Owned/REO:	No	Agent Owned:	No
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Terms Avail.:		Ownership:	Sole Proprietor
Docs Available:	Aerial Photo , Plat Map	Special Info.:	Land Lease
Leases:	None		

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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).