

PREPARED BY



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Real Property Only
 MLS# 2108856 Active

17076 HELICOPTER DR
 Brooksville, FL 34604



LP\$650,000



County: Hernando
Key #: [01411396](#)
Current Zoning: PDP
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: Other-See Remarks
Parking Spaces: 15
Off St. Parking: Yes
Outparcel Avail.: No

Availability: For Sale
LP Per Gross SF: \$54.17
Year Built: 1988
Tot. Buildings:
Main Bldg Htd SF: 2,000
Main Bldg SF Gross: 12,000
Level/Stories: 1
Other SF Htd:
Other SF Gross:
SF Source: Owner
Converted Residence: No
Sale Includes: Building

Style: Other

Sub Type: Other-See Remarks

Directions: Hwy 41 South, West on Spring Hill Drive, South on Air Commerce Blvd, East on Helicopter Dr. Property on the South side of the road.
Near. Cross St.: Helicopter Drive

Remarks: Premier airport location. 12,000 sf hangar with 2,000 sf office equipped with full kitchen and 2 baths. Ideal for corporate aircraft, aviation sales/maintenance. 3.8 acres at apex of two runways. Improvements in great condition. Newly installed 15,000 gallon fuel tank available from the current tenant for \$150,000.

Acres: 3.80
Lot Dim. Approx: 380x434.5
Lot Dim. Source: Tax Roll

Lot SqFt: 165110
Acresage Info: Over 2 to 4 Acres
Waterfront/Frntge: No/

Location: Near Airport

Restrooms:
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: Garage , Open
Signage:
Construction: Siding-Vinyl , Other-See Remarks
Roof: Metal
Ceiling Height:
Flooring: Carpet , Concrete
Interior:

Handicap Feat.: Other-See Remarks
Condition:
Overhead Drs:
Heat/Cool: Cool-Central Electric , Heat-Central Electric
Utilities: Sewer-Public , Water-Public
Ext./Fencing: Chain Link Fence
Waterfront:

Sec/Twp/Rng: 18/ 23/ 19
Subdiv/Block/Lot: / 0310/ 0022
Unit:
Area/Map Code: 03/ L5
DOR Use Code: 20
Legal Description: Call Office

City/Co. Special Assmnt: No
Special Assess. Fee Amount: \$
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: Other-See Remarks

Ownership: Sole Proprietor
Special Info.: Land Lease

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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).