

**PREPARED BY**



**SHAUN ANDREW**  
**TOMMIE DAWSON REALTY**  
 675 Ponce De Leon Blvd.

Email : [shauna@tommiedawson.com](mailto:shauna@tommiedawson.com)



Brooksville, FL 34601

Office Ph# : (352) 796-4948

Cell Ph# : (352) 346-4654

Fax Ph# : (352) 796-1948

**Real Property Only**  
**MLS# 2114938 Active**

**19063 YONTZ RD**  
**Brooksville, FL 34601**



**LP\$650,000**



**County:** Hernando  
**Key #:** [01237325](#)  
**Current Zoning:** AG  
**Business Nm.:**  
**Length Est.:** Not Applicable  
**Owner Financing:** No  
**Lease Price/SF:** \$0.00  
**Net Leaseable SF:**  
**Paved Rd:** Yes  
**Apx Rd Frntge:**  
**Rd Front Type:** Public Road  
**Parking Spaces:**  
**Off St. Parking:** Yes  
**Outparcel Avail.:** No

**Availability:** For Sale  
**LP Per Gross SF:** \$246.59  
**Year Built:**  
**Tot. Buildings:** 2  
**Main Bldg Htd SF:** 1,800  
**Main Bldg SF Gross:** 2,636  
**Level/Stories:** 1  
**Other SF Htd:** 1,337  
**Other SF Gross:** 2,040  
**SF Source:** Tax Rolls  
**Converted Residence:** Yes  
**Sale Includes:** Building , Land

**Style:** Industrial

**Sub Type:** Other-See Remarks

**Directions:** From the Intersection of Cortez Blvd and Cobb Road, turn N on Cobb Rd., then turn Right on Yontz Rd go ~0.2 mile site is on the N (Left) side of the Road.

**Remarks:** 9.9 Acre site designated Industrial in the H.C. Future Land Use plan. Site has frontage and access via Cobb Rd and Yontz Rd. There are two site built homes on the property, very good condition, could be converted into offices. Great location for all industrial uses. Site includes Key#s 01237325, 00348528, and 00606883. Possible Owner Financing.

**Near. Cross St.:**

**Acres:** 9.90  
**Lot Dim. Aprox:** Irregular  
**Lot Dim. Source:** Tax Roll

**Lot SqFt:**  
**Acreeage Info:** Over 9 to 20 Acres  
**Waterfront/Frntge:** No/

**Location:**

**Restrooms:** 4  
**# Hotel/Motel Rms:**  
**Offices:**  
**Net Operating Inc.:** \$  
**Cap Rate%:**  
**Ann. Expenses:** \$  
**Confid. Agrmnt Req.:** No

**Docks:**  
**Water Meters:**  
**Loading Wells:**  
**Projected/Actual:**  
**Ann. Tot. Sched. Inc.:** \$ /  
**CAM Fees/Freq.:** /

**CAM Fee Incl:**

**Parking:** Unassigned  
**Signage:**  
**Construction:** Concrete Block , Stucco  
**Roof:**  
**Ceiling Height:**  
**Flooring:**  
**Interior:**

**Handicap Feat.:** Other-See Remarks  
**Condition:** Sold As Is  
**Overhead Drs:**  
**Heat/Cool:** Cool-Central Electric , Heat-Central Electric  
**Utilities:** Sewer-Septic , Water-Well  
**Ext./Fencing:**  
**Waterfront:**

**Sec/Twp/Rng:** 8/ 22/ 19  
**Subdiv/Block/Lot:** 0/ 0120/ 0000  
**Unit:**  
**Area/Map Code:** 05/ K4  
**DOR Use Code:** 11  
**Legal Description:** -

**City/Co. Special Assmnt:** Yes  
**Special Assess. Fee Amount:** \$520  
**Contact Property Appraiser (352) 754-4190**

**Short Sale:** No

**Lender Owned/REO:** No

**Agent Owned:** No

**Terms Avail.:** Cash , Conventional , Other-See Remarks  
**Docs Available:** Aerial Photo  
**Leases:** None

**Ownership:** Sole Proprietor  
**Special Info.:**

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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).