

## PREPARED BY



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Real Property Only  
MLS# 2121255 Active

19063 YONTZ RD  
Brooksville, FL 34601



LP\$550,000



County: Hernando  
Key #: [01237325](#)  
Current Zoning: AG  
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: Public Road  
Parking Spaces:  
Off St. Parking: Yes  
Outparcel Avail.: No

Availability: For Sale  
LP Per Gross SF: \$117.62  
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:  
Acreage Info: Over 9 to 20 Acres  
Waterfront/Frntge: No/

Location:

Restrooms: 4  
# 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: 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).