

PREPARED BY



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Real Property Only
MLS# 2117827 Active

921 BROAD ST
Brooksville, FL 34601



LP\$399,000



Property of Hernando County MLS

County: Hernando
Key #: [00359418](#)
Current Zoning: C2
Business Nm.:
Length Est.: Not Applicable
Owner Financing: No
Lease Price/SF: \$.00
Net Leaseable SF:
Paved Rd: Yes
Apx Rd Frntge: 100
Rd Front Type: Public Road
Parking Spaces:
Off St. Parking: Yes
Outparcel Avail.: No

Availability: For Sale
LP Per Gross SF: \$141.69
Year Built:
Tot. Buildings:
Main Bldg Htd SF: 2,400
Main Bldg SF Gross: 2,400
Level/Stories: 1
Other SF Htd:
Other SF Gross: 416
SF Source: Tax Rolls
Converted Residence: No
Sale Includes: Building , Land

Style: Retail **Sub Type:** Other-See Remarks

Directions: East side of US41 (Broad Street) in Brooksville just south of MLK Blvd. Adjacent to DQ across from Golden Corral.
Near. Cross St.: MLK BLVD

Remarks: 2400sf Bank Owned retail building in the heart of Brooksvilles Restaurant Row. Dairy Queen located next door. Great access & site prominence. Adjoining 1.2 acres available for \$352,000

Acres: .87 **Lot SqFt:** 38227 **Location:** Other-See Remarks
Lot Dim. Aprox: **Waterfront/Frntge:** No/ **Acresage Info:** Over 1/2 to 1 Acre

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

Net Operating Inc.: \$ **Projected/Actual:** **CAM Fee Incl:**
Cap Rate%: **Ann. Tot. Sched. Inc.:** \$ **Ann. Expenses:** \$ **CAM Fees/Freq.:** /

Parking: Unassigned **Handicap Feat.:** Other-See Remarks
Signage: **Condition:** Sold As Is
Construction: Siding-Aluminum **Overhead Drs:**
Roof: **Heat/Cool:** Cool-Central Electric , Heat-Other
Ceiling Height: 8 to 9 feet **Utilities:** Sewer-Public , Water-Public
Flooring: Vinyl **Ext./Fencing:**
Interior: Public Restrooms , Security Features **Waterfront:**

Sec/Twp/Rng: 28/ 22/ 19 **City/Co. Special Assmnt:** No
Subdiv/Block/Lot: 0/ 0390/ 0000 **Special Assess. Fee Amount:** \$
Unit: **Contact Property Appraiser (352) 754-4190**
Area/Map Code: 06/ J4
DOR Use Code: 17
Legal Description: Call Office

Short Sale: No **Lender Owned/REO:** Yes **Agent Owned:** No

Terms Avail.: **Ownership:** Other-See Remarks
Docs Available: Aerial Photo **Special Info.:**
Leases: None