





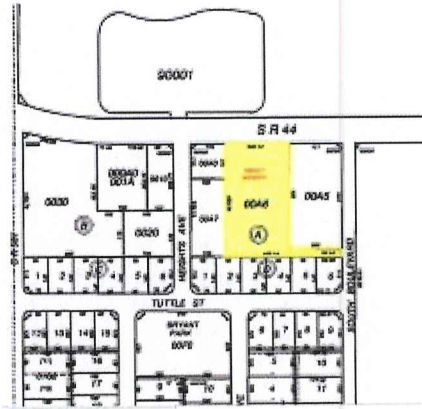
Commercial 347304_Active	1625 W Main Street Inverness, FL 34450	 (12)	L\$2,300,000 <input type="checkbox"/>
	Cross Street:	# of Units:	
	County: Citrus	Area: 07	
Subdivision: Unrecorded	Bldg Stories: 1	Year Built: 1973	
Park Spaces:	Waterfront: No	Apx. Acres: 2.40	
Waterfront Ft:	Waterfront Ft:	Apx. Net Leaseable SqFt: 33,980	
Load Docks:	Rails:	Apx. Bldg SqFt: 33,980	
Rails:	Asset Sales: Real Estate	Apx. Land SqFt: 111,583	
Apex. Lot Size: 240x435		Sec/Twp/Rng: 18/ 19S/ 20E	
		Alt Key: 1760984	
		Zoning: C	
Public Rems: COMMERCIAL BUILDING - MULTIPLE USES FOR THIS PROPERTY - CURRENTLY USED FOR KEY TRAINIGN RETAIL AND WAREHOUSE. THERE ARE THREE BUILDINGS #1. 24,375 SQ' METAL BUILDING #2. 5,200 SQ' METAL BUILDING #3. 448 SQ' BUILDING - LOADING DOCK AND UTILITY BUILDING.			
Directions: FROM DOWNTOWN INVERNESS - HIGHWAY 44 (AKA: GULF TO LAKE HIGHWAY) RIGHT AFTER COMO SALES TURN LEFT AND ARRIVE AT PROPERTY			
FEATURES			
Water Type:			
Water Feat.:			
Int Features: 200+ Amps			
Ext Features: Landscape - Partial			
Special Info: Other See Remarks			
Curr Bldg Use: Retail	Lot Desc: Flat , Irregular		
Sewer/Water: Sewer - Public , Water - Public	Floor: Vinyl Tile		
Const/Found: Foundation - Slab	Heat/Cool: Cool - Central Air , Heat - Central Electirc		
Terms Avail: Cash , Conventional	Roof: Metal		
Energy Feat:	Parking: Drive - Paved , Parking Spaces		
Possession: At Close	Road Type: State		
Cap Rate%: .00	Ann. Gross Inc: \$	Ann. Expens: \$	Ann. Utilities: \$
Net Income: \$	Ann. Mgmt Exp: \$	Ann. Insur: \$	Other Expens: \$
Ann. Taxes: \$	Rear Exposure:		
Taxes: \$.00	Tax Year: 2010	Homestead: No	Flood Plain: Unverified
HOA/COA: No	Monthly Dues: \$	Yearly Dues: \$	Agent Owned: No
Legal: METES AND BOUNDS - SEE ALT KEY #1760984 CITRUS COUNTY PROPERTY RECORD CARD			
Prepared by: Jim Morton		Email : jcentury@tampabay.rr.com	
Century 21, J.W. Morton		Off. Ph# : (352) 726-6668	
1645 West Main Street		Agt. Ph# : (352) 726-6668	
Inverness, FL 34450		Cell Ph# : (352) 422-2173	
 			
Information herein deemed reliable but not guaranteed - - - Copyright 2011 REALTORS ® Association of Citrus County, Inc. 09/21/2011 02:15 PM			

Photo Gallery MLS# 347304A_



---- Information herein deemed reliable but not guaranteed ----
REALTORS® Association of Citrus County, Inc.
09/21/2011 02:15 PM

Photo Gallery MLS# 347304A



---- Information herein deemed reliable but not guaranteed ----
 REALTORS® Association of Citrus County, Inc.
 09/21/2011 02:15 PM