



**\$749,900**

**1239 S Suncoast Blvd, Homosassa, FL 34448**



<b>Cross Street:</b>	Hwy 19	<b># of Units:</b>	13
<b>County:</b>	Citrus	<b>Area:</b>	23
<b>Subdivision:</b>		<b>Year Built:</b>	1983
<b>Bldg Stories:</b>	1	<b>Apx. Acres:</b>	2.05
<b>Park Spaces:</b>	65	<b>Apx. Net Leaseable SqFt:</b>	12,696
<b>Waterfront:</b>	No	<b>Apx. Bldg SqFt:</b>	13,548
<b>Waterfront Ft:</b>		<b>Apx. Land SqFt:</b>	89,100
<b>Load Docks:</b>	0	<b>Sec/Twp/Rng:</b>	10/ 19/ 17
<b>Rails:</b>	No	<b>Alt Key:</b>	1116066
<b>Asset Sales:</b>	Real Estate	<b>Land Use:</b>	GNC
<b>Apx. Lot Size:</b>	165X540	<b>MLS:</b>	334428

**Waterfront:**  
**Current Bldg. Use:** Strip Mall  
**Construction:** Frame/Stucco , Foundation - Raised

**Public Remarks:** Nottingham Square is up for sale. This unique shopping center is perfect for that smart investor. 13 rental units, newer roof and upgrades throughout, you will not be dis-appointed. Huge potential, located right in between Crystal River and Homosassa, you will have plenty of traffic going by. Enjoy good franchise neighbors with car dealerships on both sides.

**Directions:** Take 19 South to Property on the left. Look for Big Sign.



**Prepared by: Benjamin R Plockelman**

**Plantation Realty, Inc.**  
**1250 N. Country Club Drive**  
**Crystal River, FL 34429**

**Email :** bplockelman@yahoo.com

**Off. Ph# :** (352) 795-0784

**Agt. Ph# :** (352) 795-0784

**Cell Ph# :** (352) 613-3991



---- Information herein deemed reliable but not guaranteed ----

Copyright 2009 REALTORS © Association of Citrus County, Inc 12/02/2009 10:54 AM