

Customer w/Gallery





<b>Commercial</b> <b>347368 _Active</b>		<b>30 E Citrus Springs Blvd</b> <b>Citrus Springs, FL 34434</b>		 (8)	<b>L\$625,000</b> <input checked="" type="checkbox"/>
		<b>Cross Street:</b> <b>County:</b> Citrus <b>Subdivision:</b> Citrus Springs <b>Bldg Stories:</b> 1 <b>Park Spaces:</b> 29 <b>Waterfront:</b> No <b>Waterfront Ft:</b> <b>Load Docks:</b> <b>Rails:</b> <b>Asset Sales:</b> Real Estate <b>Apx. Lot Size:</b> 203x300		<b># of Units:</b> 4 <b>Area:</b> 13 <b>Year Built:</b> 2004 <b>Apx. Acres:</b> 1.37 <b>Apx. Net Leaseable SqFt:</b> 7,916 <b>Apx. Bldg SqFt:</b> 7,916 <b>Apx. Land SqFt:</b> 60,000 <b>Sec/Twp/Rng:</b> 30/ 17S/ 19E <b>Alt Key:</b> 3357327 <b>Zoning:</b> PDR	
<b>Public Rems:</b> COMMERCIAL CORNER - 4 RESIDENTIAL HOUSES AT 41 AND CITRUS SPRINGS BLVD - MODEL CENTER - OUTSTANDING LOCATION - ALF/NURSING FACILITY, PRIVATE SCHOOL, PROFESSIONAL OFFICES, MEDICAL COMPLEX, ETC. PUBLIC WATER (CITRUS COUNTY UTILITIES) <b>Directions:</b> FROM INVERNESS TO US 41 N GO APPROX 11.5 MILES TURN RIGHT AT E CITRUS SPRINGS BLVD AND SUBJECT PROPERTY WILL BE AT SE CORNER OF INTERSECTION.					
<b>FEATURES</b>					
<b>Water Type:</b> <b>Water Feat.:</b> <b>Int Features:</b> 100 Amps , 200+ Amps <b>Ext Features:</b> Landscape - Partial <b>Special Info:</b> Other See Remarks					
<b>Curr Bldg Use:</b> Office Building , Professional <b>Sewer/Water:</b> Sewer - Septic Private , Water - Public <b>Const/Found:</b> Concrete Block <b>Terms Avail:</b> Cash , Conventional <b>Energy Feat:</b> <b>Possession:</b> At Close		<b>Lot Desc:</b> Flat <b>Floor:</b> Carpet , Ceramic Tile <b>Heat/Cool:</b> Cool - Central Air , Heat - Central Electirc <b>Roof:</b> Asphalt/Fiberglass Shgl <b>Parking:</b> Parking Spaces <b>Road Type:</b> County			
<b>Cap Rate%:</b> .00 <b>Net Income:</b> \$ <b>Ann. Taxes:</b> \$ <b>Taxes:</b> \$ 8,791.55 <b>HOA/COA:</b> No		<b>Ann. Gross Inc:</b> \$ <b>Ann. Mgmt Exp:</b> \$ <b>Rear Exposure:</b> <b>Tax Year:</b> 2010 <b>Monthly Dues:</b> \$		<b>Ann. Expens:</b> \$ <b>Ann. Insur:</b> \$ <b>Homestead:</b> No <b>Yearly Dues:</b> \$ <b>Ann. Utilities:</b> \$ <b>Other Expens:</b> \$ <b>Flood Plain:</b> Unverified <b>Agent Owned:</b> No	
<b>Legal:</b> METES AND BOUNDS SEE ALT KEY #3357327 CITRUS COUNTY PROPERTY RECORD CARD					
 <b>Prepared by: Jim Morton</b> <b>Century 21, J.W. Morton</b> <b>1645 West Main Street</b> <b>Inverness, FL 34450</b>		<b>Email :</b> jcentury@tampabay.rr.com <b>Off. Ph# :</b> (352) 726-6668 <b>Agt. Ph# :</b> (352) 726-6668 <b>Cell Ph# :</b> (352) 422-2173			
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