

Customer Display

Commercial
339778 _Active

103 NW US Highway 19
Crystal River, FL 34428



L\$443,000



Cross Street:
County: Citrus
Subdivision: Sylvan Glen Add Crystal River
Bldg Stories: 1
Park Spaces:
Waterfront: No
Waterfront Ft:
Load Docks:
Rails:
Asset Sales: Real Estate
Apx. Lot Size: 100X150

of Units:
Area: 16
Year Built: 1946
Apx. Acres: .34
Apx. Net Leaseable SqFt: 2,646
Apx. Bldg SqFt: 2,646
Apx. Land SqFt: 15,000
Sec/Twp/Rng: 21/18/17
Alt Key: 1074053
Zoning: C1W

Public Rems: Unique commercial building available. Located in the hustle and bustle of Crystal River. Offering good income and great potential for future investment. Currently being run as an antiques dealership, enjoy 15 different tenants in one building. This 1940's building is in Downtown Crystal River Historic District--across from the Chamber of Commerce office & next to City Hall with plenty of parking.
Directions: Take 19 North to property on your right. Next door to City Hall.

FEATURES

Water Type:

Water Feat:

Int Features: Ceiling - Standard , Counters - Pass Thru

Ext Features: Entry - Ground Level , Patio - Covered

Special Info: Flood Insurance , Seller Prop Disclosure , Sold As Is

Curr Bldg Use: Office , Retail

Sewer/Water: Sewer - Public , Water - Public

Const/Found: Concrete Block

Terms Avail: Cash , Conventional

Energy Feat:

Possession: Negotiable

Lot Desc: 2+ Lots , Corner Lot

Floor: Carpet

Heat/Cool: Cool - Central Electric , Heat - Central Electric

Roof: Asphalt/Fiberglass Shgl

Parking: Parking Spaces , Private Lot

Road Type: Federal , Paved

Cap Rate%: .00

Net Income: \$ 18,800.00

Ann. Taxes: \$10,000

Taxes: \$ 3,858.76

HOA/COA: No

Ann. Gross Inc: \$ 28,800.00

Ann. Mgmt Exp: \$

Rear Exposure:

Tax Year: 2009

Monthly Dues: \$

Ann. Expens: \$

Ann. Insur: \$3,500

Homestead: No

Yearly Dues: \$

Ann. Utilities: \$ 4,500.00

Other Expens: \$

Flood Plain: Yes

Agent Owned: No

Legal: SYLVAN GLEN ADD TO CRYSTAL RIVER PB 1 PG 26 LOTS 40 & 41



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