

# The Heritage House

## 8441 E. Orange Avenue, Floral City, FL 34436

Listing ID: 2054879  
Property Type: Retail-Commercial For Sale  
Retail-Commercial Type: Free-Standing Building  
Sale Price: \$235,000  
Unit Price: \$136.63 Per SF  
Sale Terms: Cash to Seller, Owner Financing  
Ceiling: 16 ft.



### Property Overview

Work and/or live in this unique commercial property perfect for an antique store, retail store, restaurant or professional offices. Beautifully restored circa 1890-1900 structure with original woods, architectural features, high ceilings, two entrances and all the modern conveniences. Leasable square footage of 2,295 square feet includes a 575 square foot attached workshop previously used by the owner as an upholstery workroom. Plenty of room for off-street

parking. One of the truly special historic buildings in Floral City's historical area. Very close to Rails to Trails. Presently being used as a Bed and Breakfast establishment.

### Property Details

#### General Information

Listing Name:	The Heritage House	Gross Building Area (GBA):	2,912 SF
Tax ID Number/APN:	15 20S 20E 0050 00180 0090	Building Size (RSF):	1,720 SF
Retail-Commercial Type:	Free-Standing Building	Total Land Size:	32,760 SF
Property Use Type:	Business	Sale Price:	\$235,000
Zoning:	Coastal Lakes Commercial	Sale Terms:	Cash to Seller, Owner Financing

#### Area & Location

Market Type:	Small	Site Description:	3/4 acre in downtown Floral City, located on Orange Avenue, one of the most photographed streets in America. The street is canopied with ancient oaks and lined with Victorial style homes built in the 1890's.
Retail Clientele:	General, Family, Tourist, Recreation	Area Description:	Floral City is located in the lakes region of Citrus County near the Withlacoochee River and Tsala Apopka Chain of Lakes. A wonderful small town with a great quality of life, close to the larger towns of Inverness, Brooksville and Ocala.
Side of Street:	East		
Road Type:	Other		
Property Visibility:	Excellent		
Street Name:	Orange Avenue		
Feet of Frontage:	195		
Transportation:	Highway		
Highway(s) Access:	Within walking distance to US Highway 41. Located conveniently close to the Florida Turnpike, I-75 and the new Suncoast Parkway. Less than one-half block away from the Withlacoochee State Trail, the longest paved rail trail in Florida.		

#### Building Related

Total Number of Buildings:	1	Construction/Siding:	Wood Siding
Number of Stories:	1	Parking Type:	Surface
Property Condition:	Excellent	Parking Description:	Handicap Parking, auto and RV parking. Open grassed area next to structure for extensive parking
Year Built:	1890		
Year Renovated:	2005		

Heat Type: Electricity  
Heat Source: Central

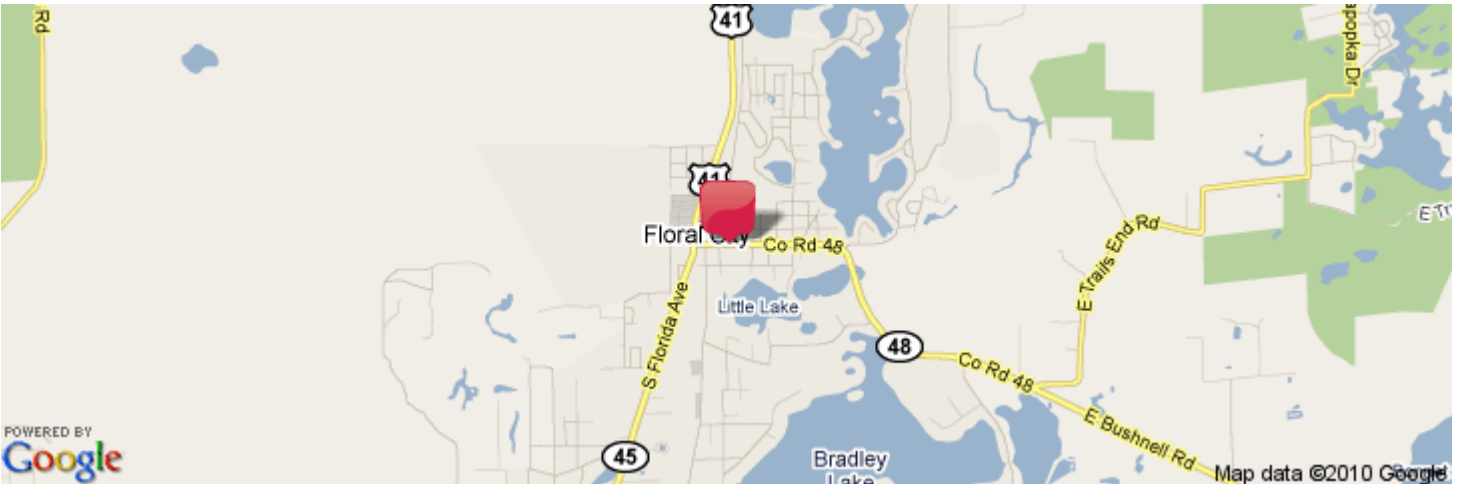
Air Conditioning: Engineered System  
Internet Access: Cable

### Land Related

Topography:	Other	Legal Description:	Lot 9, Block 18, Floral City Investment Company's Addition to The town of Floral City, Plat Book 1, page 28, Public Records of Citrus County, FL
Land Ownership:	Owned		

### Location

Address:	8441 E. Orange Avenue Floral City, FL 34436	County:	Citrus
		MSA:	Homosassa Springs



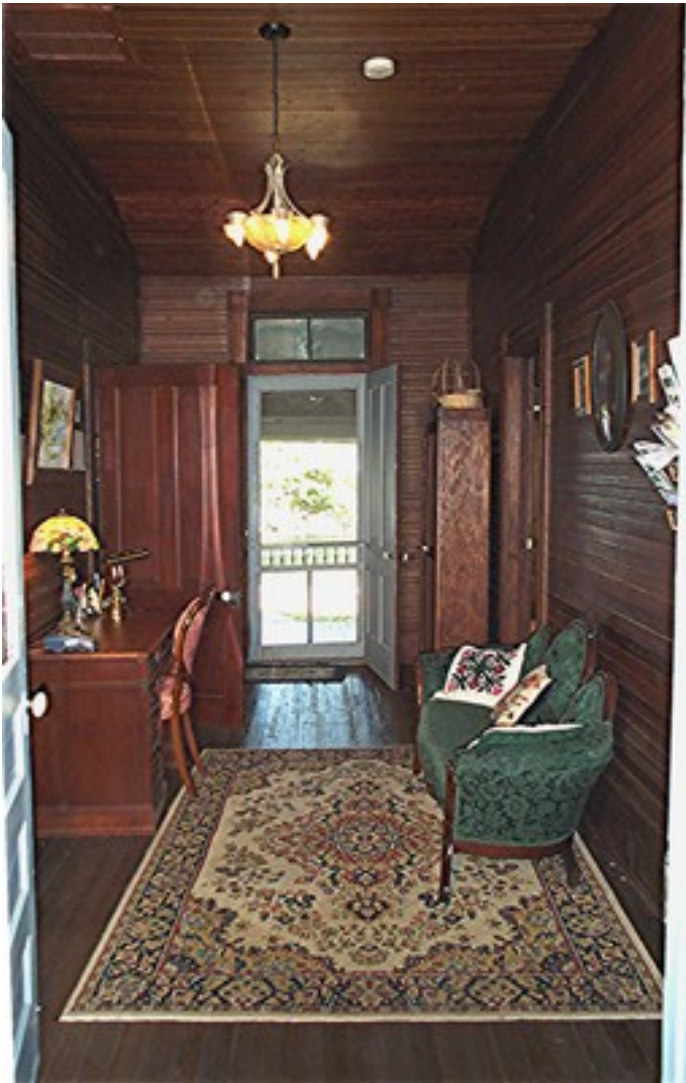
### Property Images



2\_Figley\_photo\_of\_elevation\_3 – Fun and Entertainment are part of the plan.



1\_Lillian\_Elevation\_8 – Gracious entry greets all guests



3\_Copy\_of\_Dog\_Trot\_1 – Historic



4\_Dining\_room\_3 – Barrel Ceiling in Dining Room.



5\_Kitchen\_6 – Historic architectural details preserved with care.



7\_Magnolia\_bedroom\_3 – The Magnolia Room.



6\_Kitchen\_3 – Heavy timbered ceiling in kitchen.



8\_Magnolia\_bedroom\_7 – Seating area in the Magnolia Room.



9\_Victoria\_Bedroom\_3 – The Victoria Room.



92\_Keeper\_bedroom\_4 – The Keeper's Bedroom



91\_Victoria\_Bedroom\_5 – Seating area in the Victoria Room

## Property Contacts

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