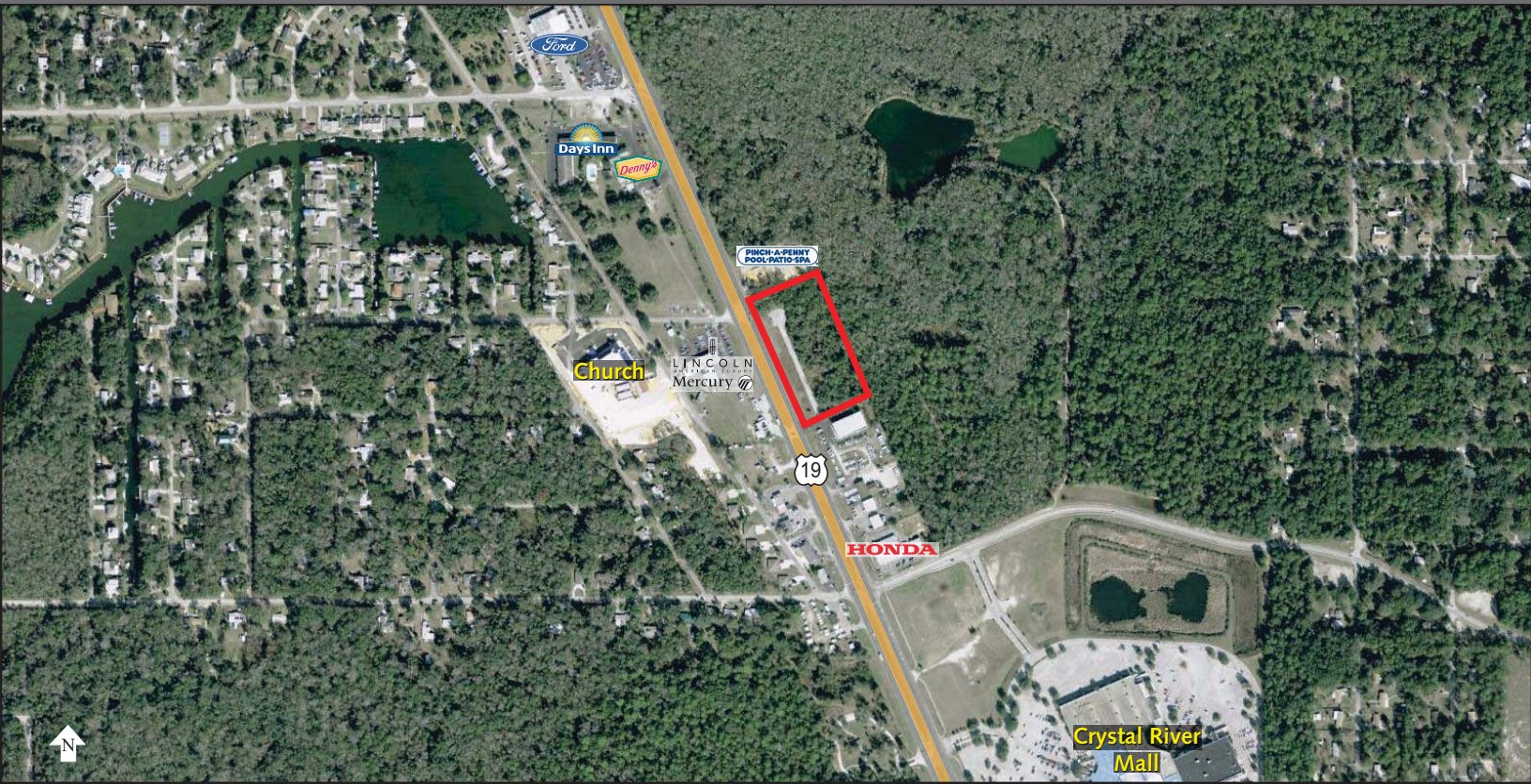


# For Sale

## 4.1± Acres on US Highway 19

in Crystal River, Citrus County, Florida 34428



### For more information please contact:

• **Mark Cooney**  
President  
Office: 813.287.0070 x224  
Cell: 813.679.3952  
mcooney@landsharksfl.com

• **Randy Mills**  
Vice President  
Office: 813.287.0070 x221  
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### Prime Use

Bars/Night Clubs, Hotel/Motel, Car Wash, Day Care, Bank, Restaurant (Sit-Down / Fast-Food), Grocer, Funeral Home, Office (Personal Service / Medical), Religious Facility, Retail, School(s), Self Storage, Veterinary

### Highlights

- 4.1± Acres Available
- Zoning: CH (High Intensity Commercial)
- Future Land Use: CH (Highway Commercial)
- F.A.R.: .7
- Max Height: 50'
- Setbacks (Front/Side/Rear): 25' / 10' / 25'
- Water/Sewer: To the site

### Location

On the east side of US Highway 19, just south of NW 22nd Street in Crystal River, Florida

### Tax Information

Taxes (2009): \$13,221

Tax District: City of Crystal River

### Traffic Count

21,000± AADT on US Highway 19

### Alt Key

2770236

### Asking Price

\$550,000 (\$3.08 PSF)

**THE LAN SHARKS**



THE DUNCAN COMPANIES, INC.

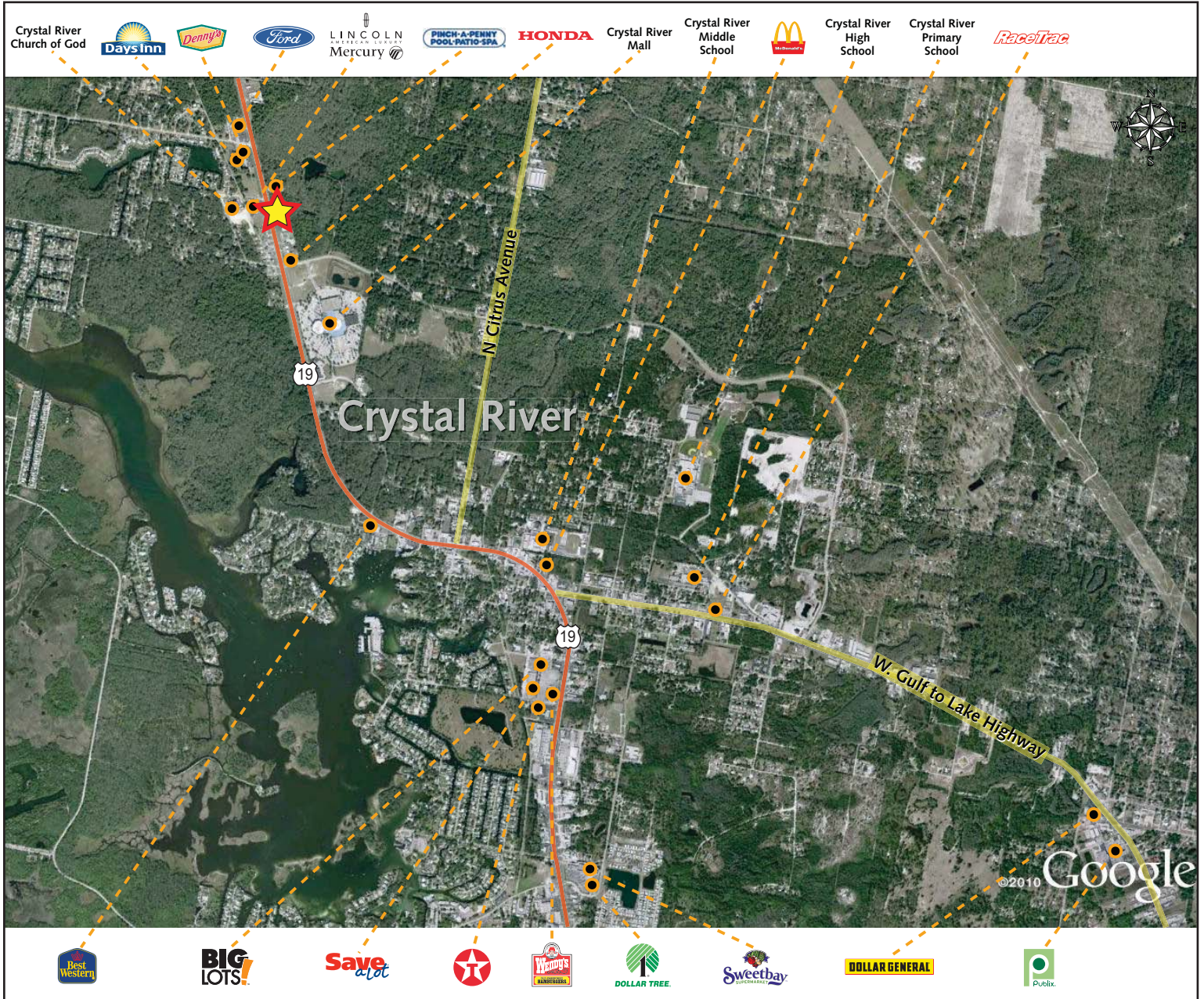
Licensed Real Estate Broker

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

# 4.1± Acres on US Highway 19

## Crystal River, Citrus County, Florida 34428

	Population 2010	Median Age 2010	Median Household Income 2010
1-Mile Radius	1,084	55.3	\$46,706
3-Mile Radius	8,699	54.5	\$42,973
5-Mile Radius	17,733	53.3	\$43,411



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