



## 137 E Gulf to Lake Hwy

137 E Gulf to Lake Hwy, Lecanto, FL 34461



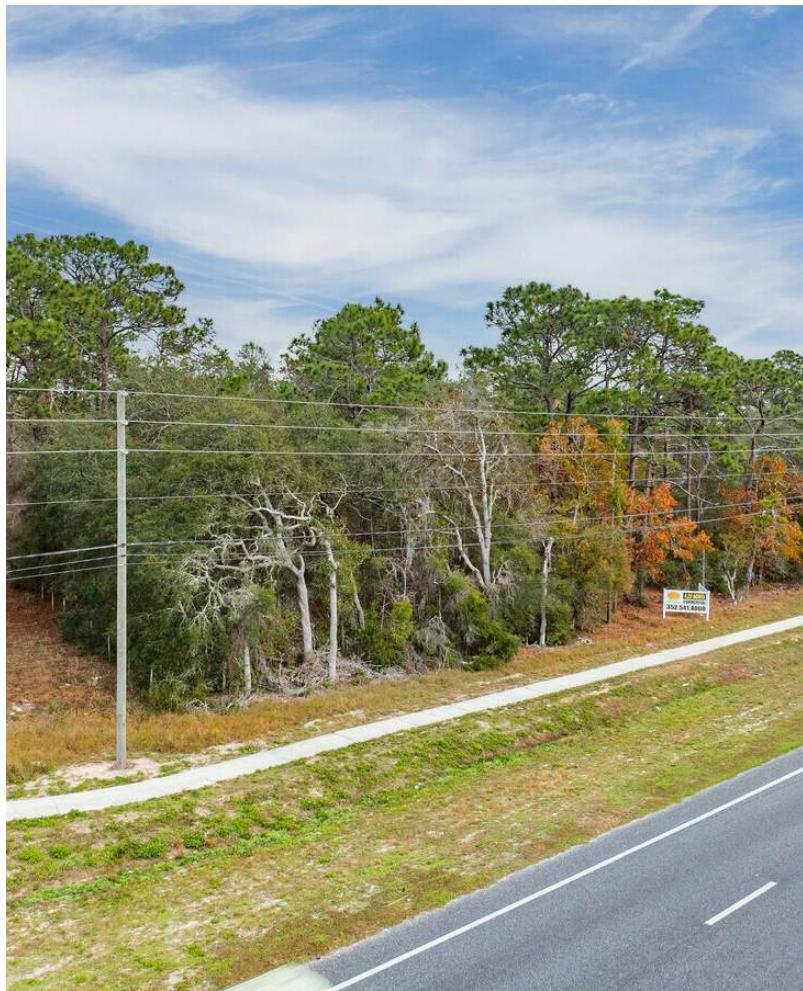
Andrea Migliaccio, Realtor®  
Tropic Shores Realty

**352.422.3261**

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6460 W. Gulf to Lake Hwy,  
Crystal River, FL 34429  
(352) 503-4780 Office



## 137 E Gulf to Lake Hwy

\$599,000

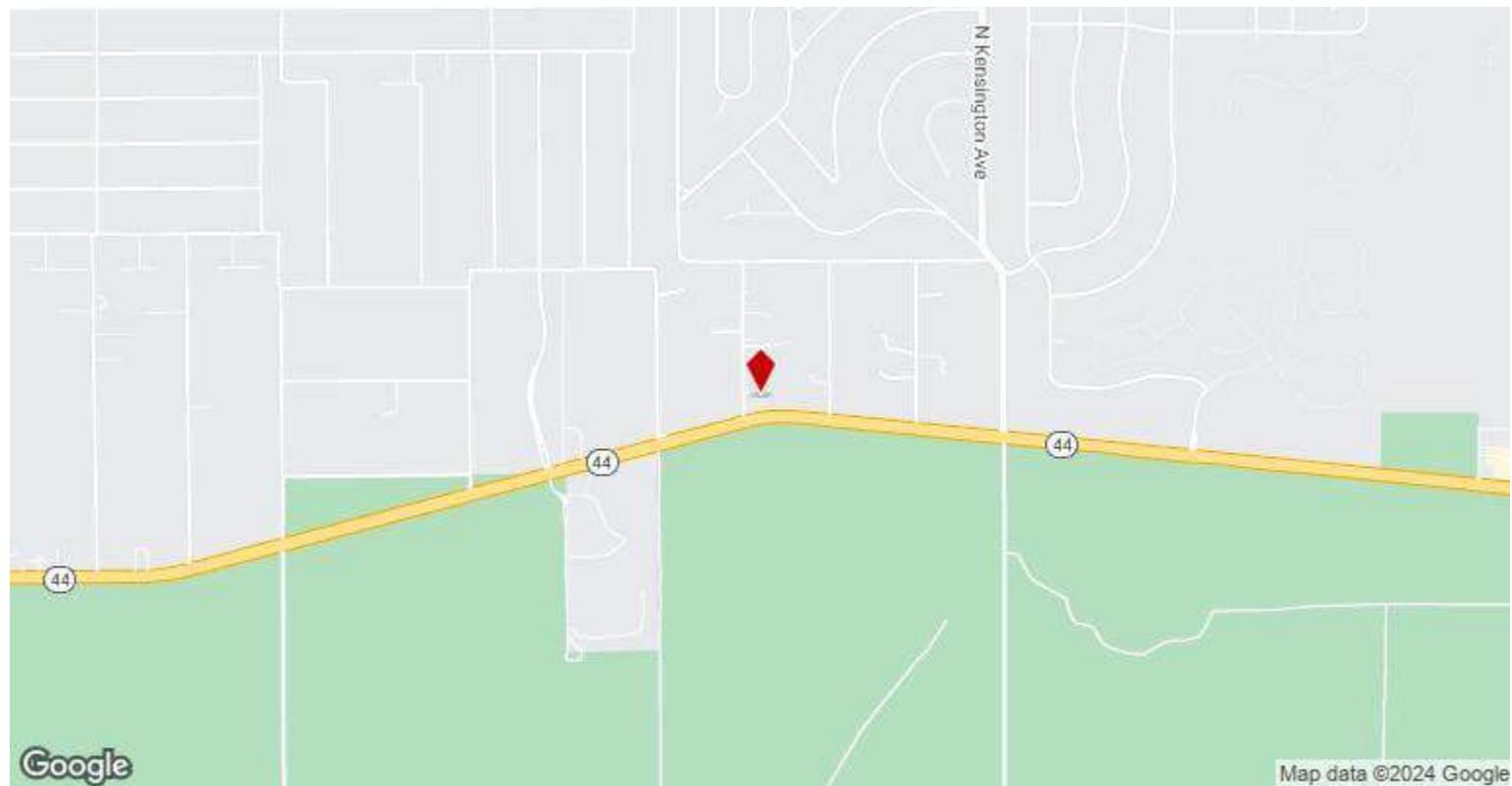
Over 4 acres of land on U.S. 44 (Gulf to Lake Hwy) in Lecanto, FL. The lot is level and high & dry, zoned GNC allowing for a variety of development potential, and has 300 feet of frontage on U.S. 44 allowing for excellent exposure. The lot is less than a 15-minute drive to Crystal River/Kings Bay and the Gulf of Mexico,...

This 4 acre lot with highway frontage and zoning allowing for a multitude of options is located in a prime location for development. It is located just west of Inverness' shopping centers, the Holiday Inn, and major retailers including Lowes, Walmart, Bealls, Office Max, Olive Garden, Ruby Tuesdays, Applebee's...

- Five minutes to County Seat Inverness and Suncoast Parkway's newest interchange.
- Directly behind the Villages of Citrus Hills; the region's largest group of upscale residential subdivisions.
- High visibility with 300 feet of frontage on Hwy 44.
- Zoning GNC allows for retail, hospitality, professional, and general commercial development.



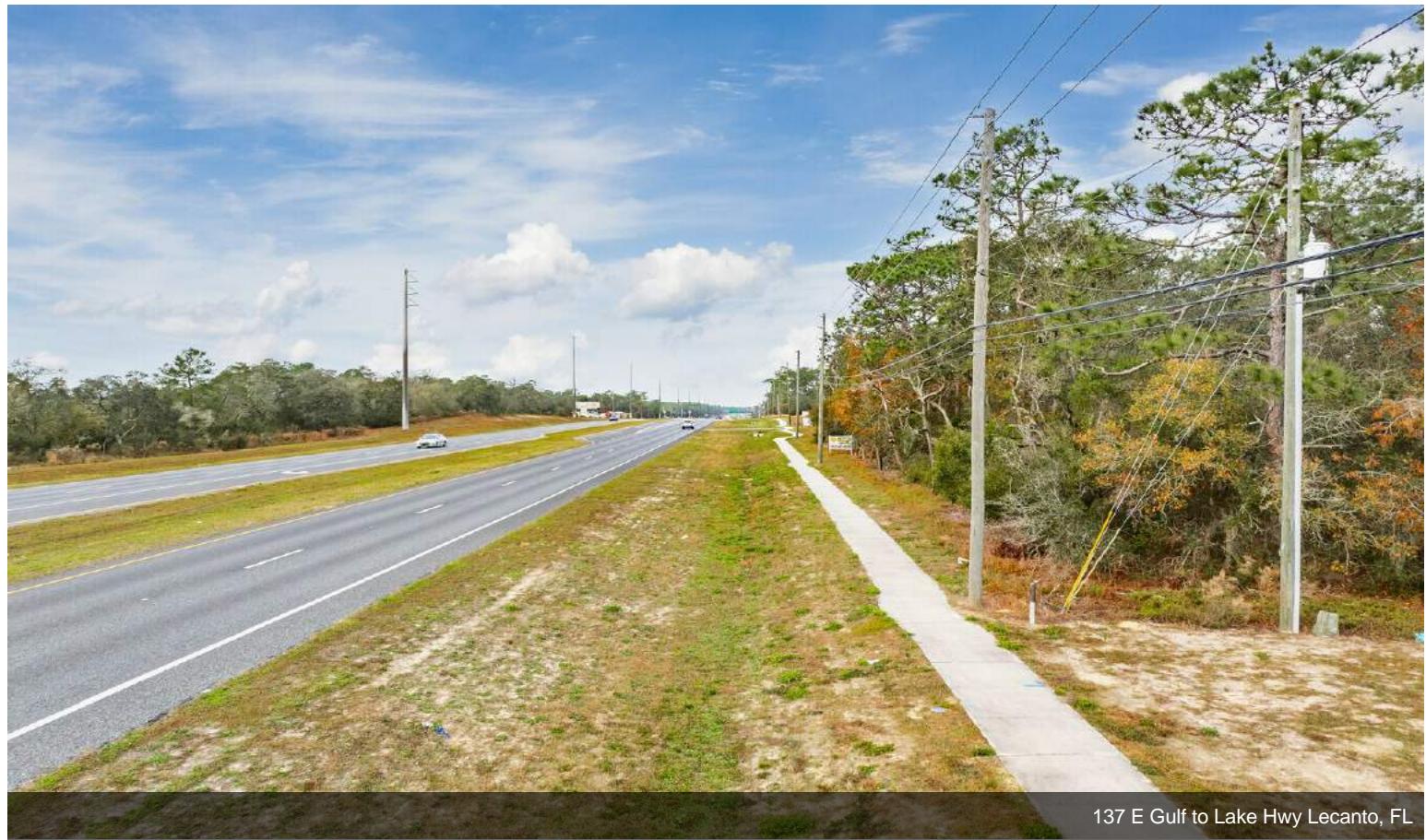
Price:	\$599,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	4.22 AC
No. Lots:	1
Zoning Description:	GNC
APN / Parcel ID:	18E19S010010 000C0 0070



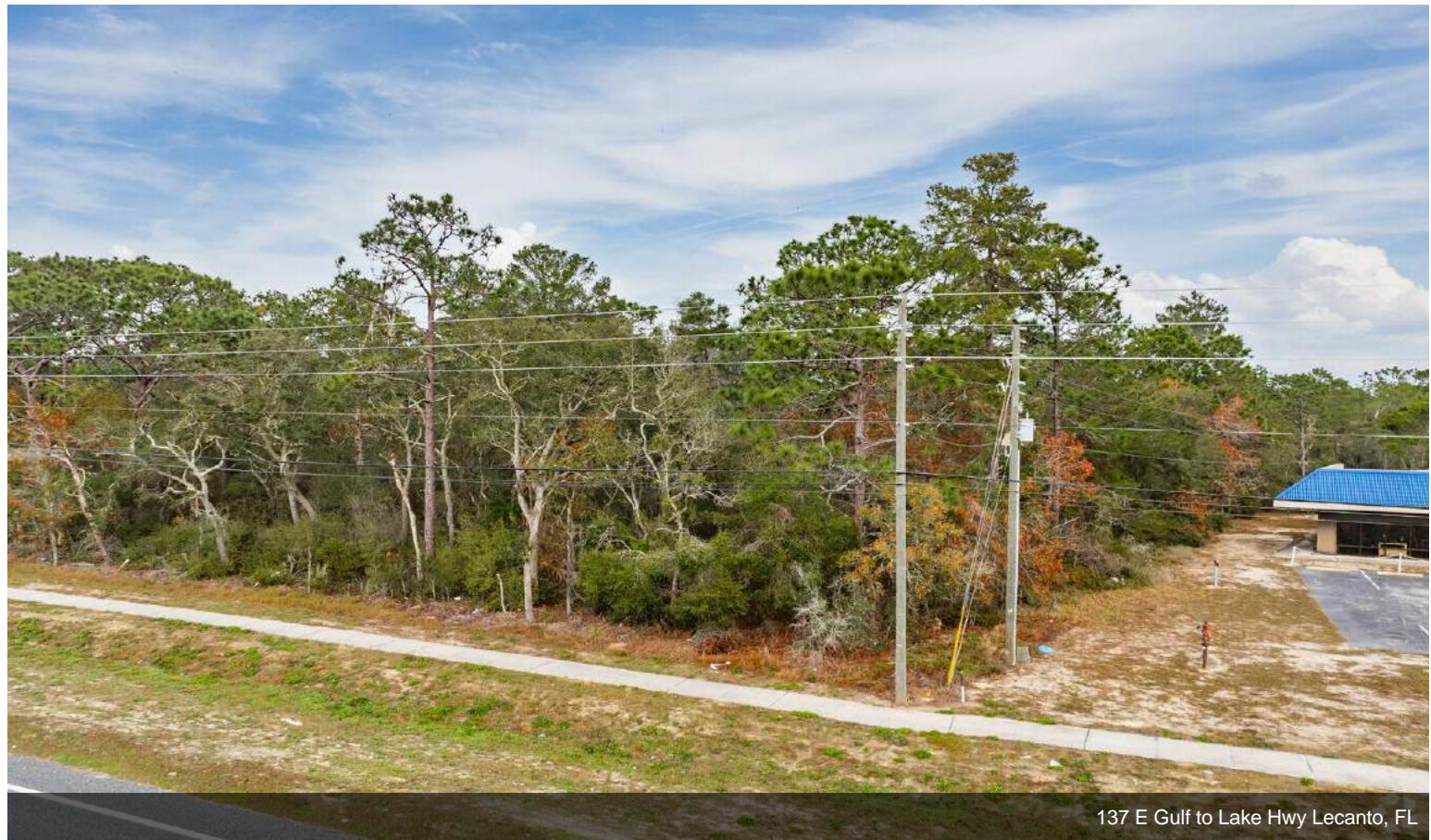
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## Property Photos

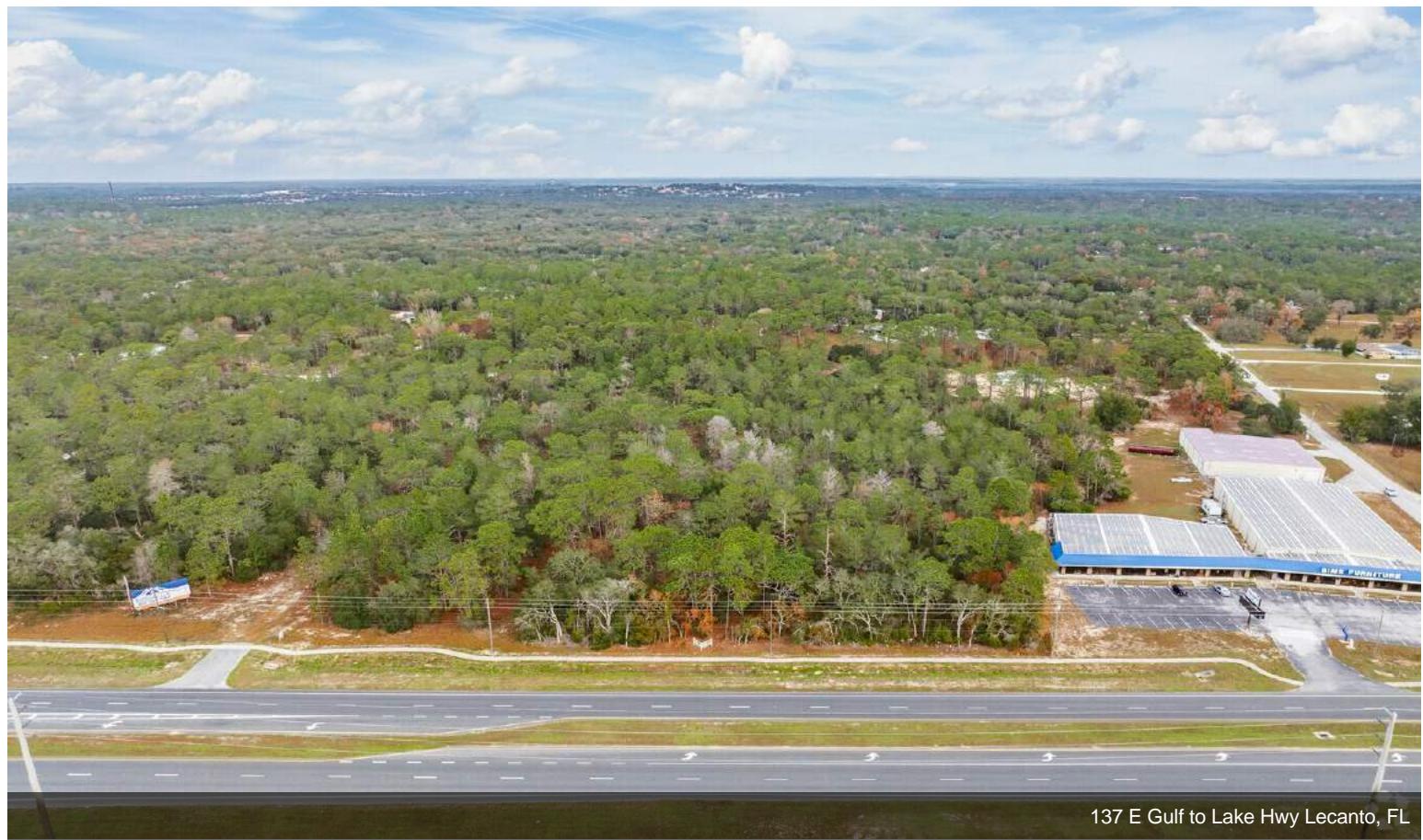


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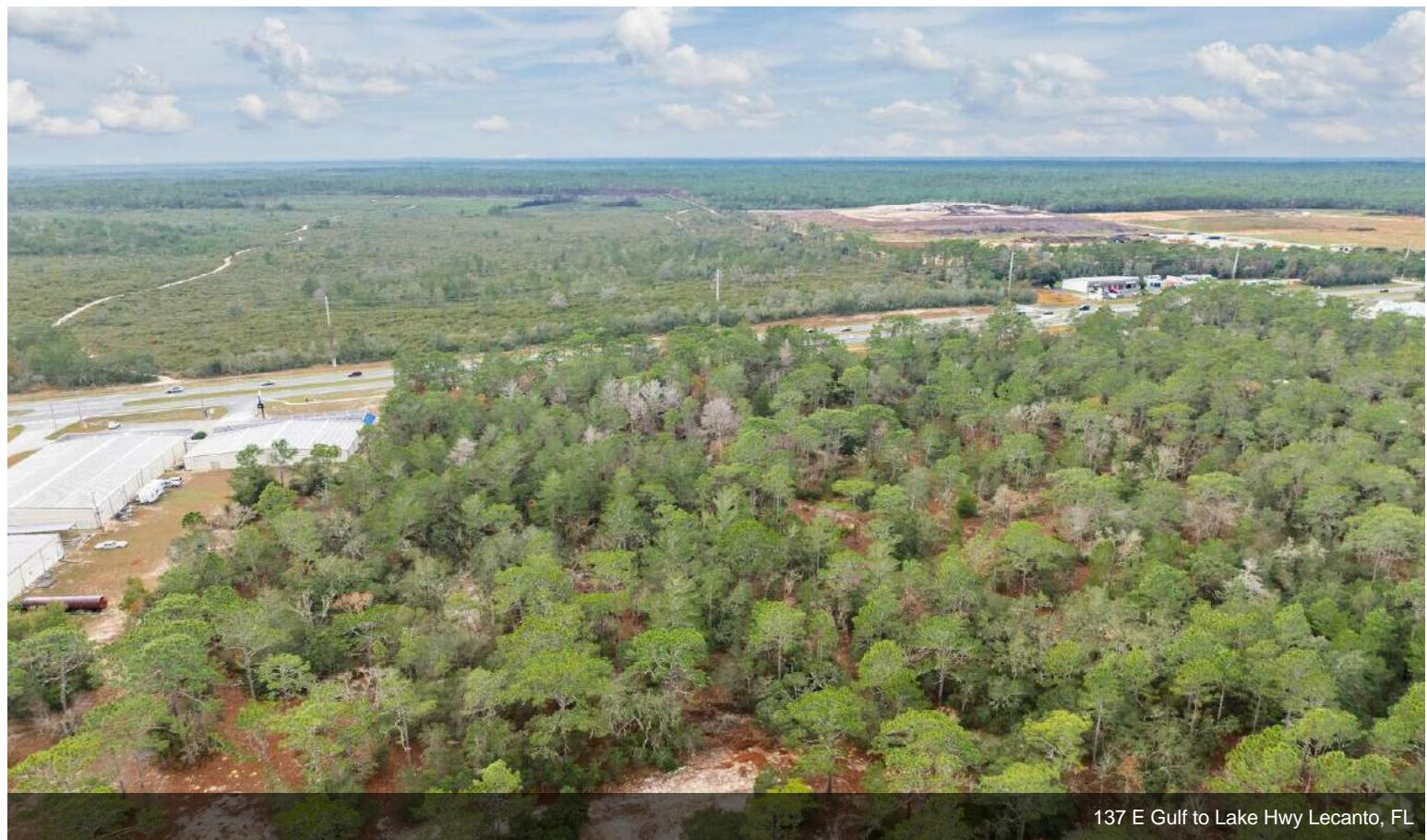


137 E Gulf to Lake Hwy Lecanto, FL

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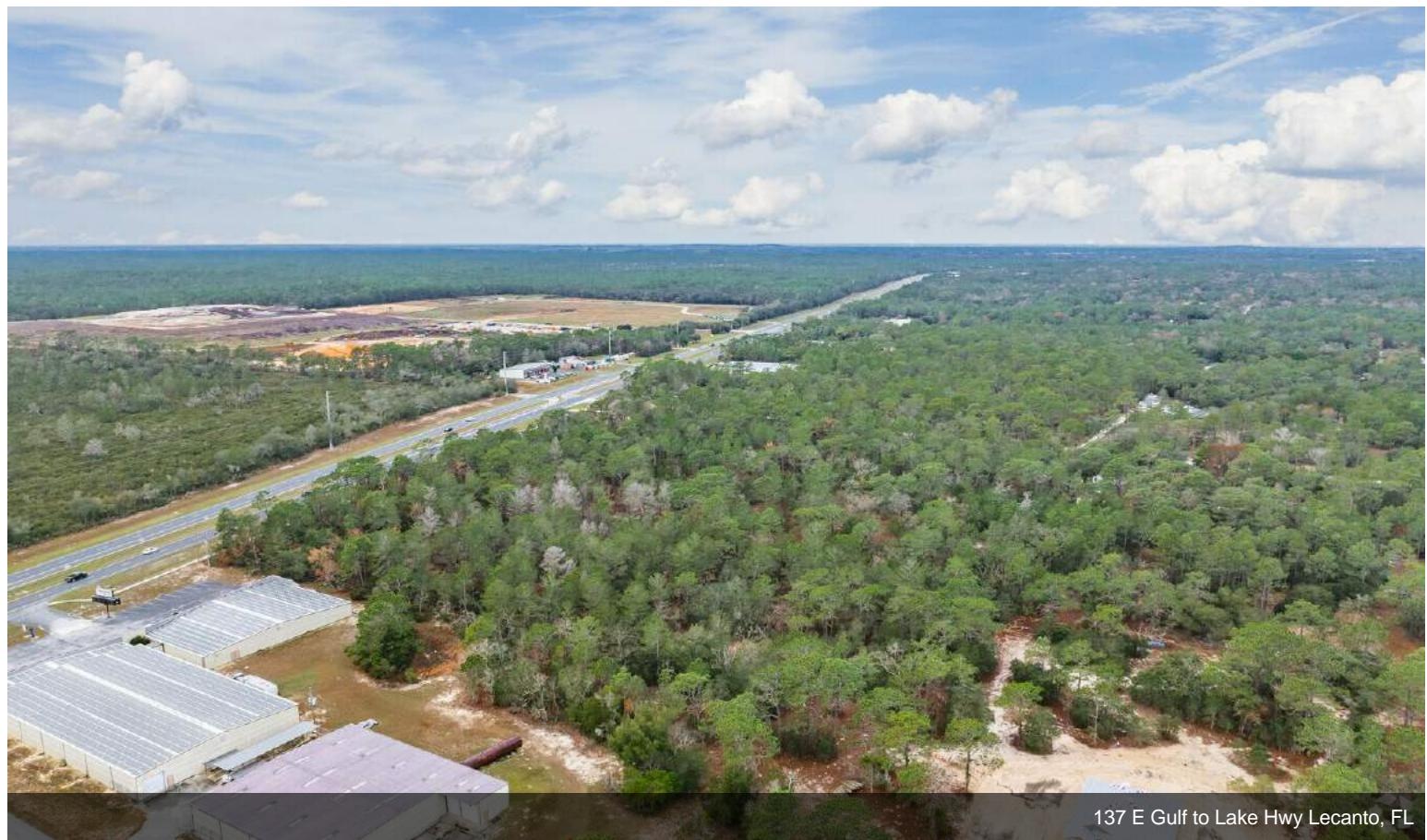


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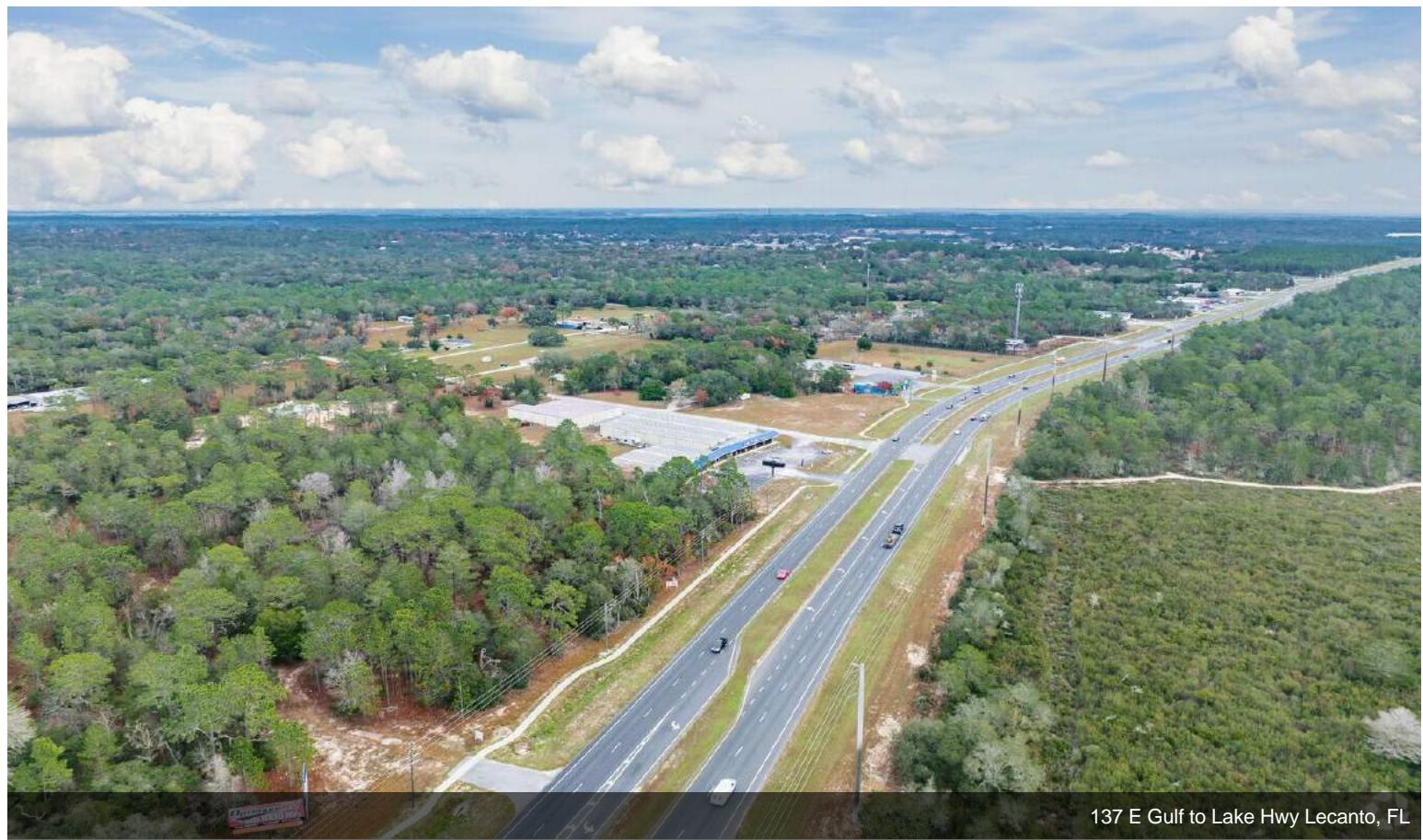


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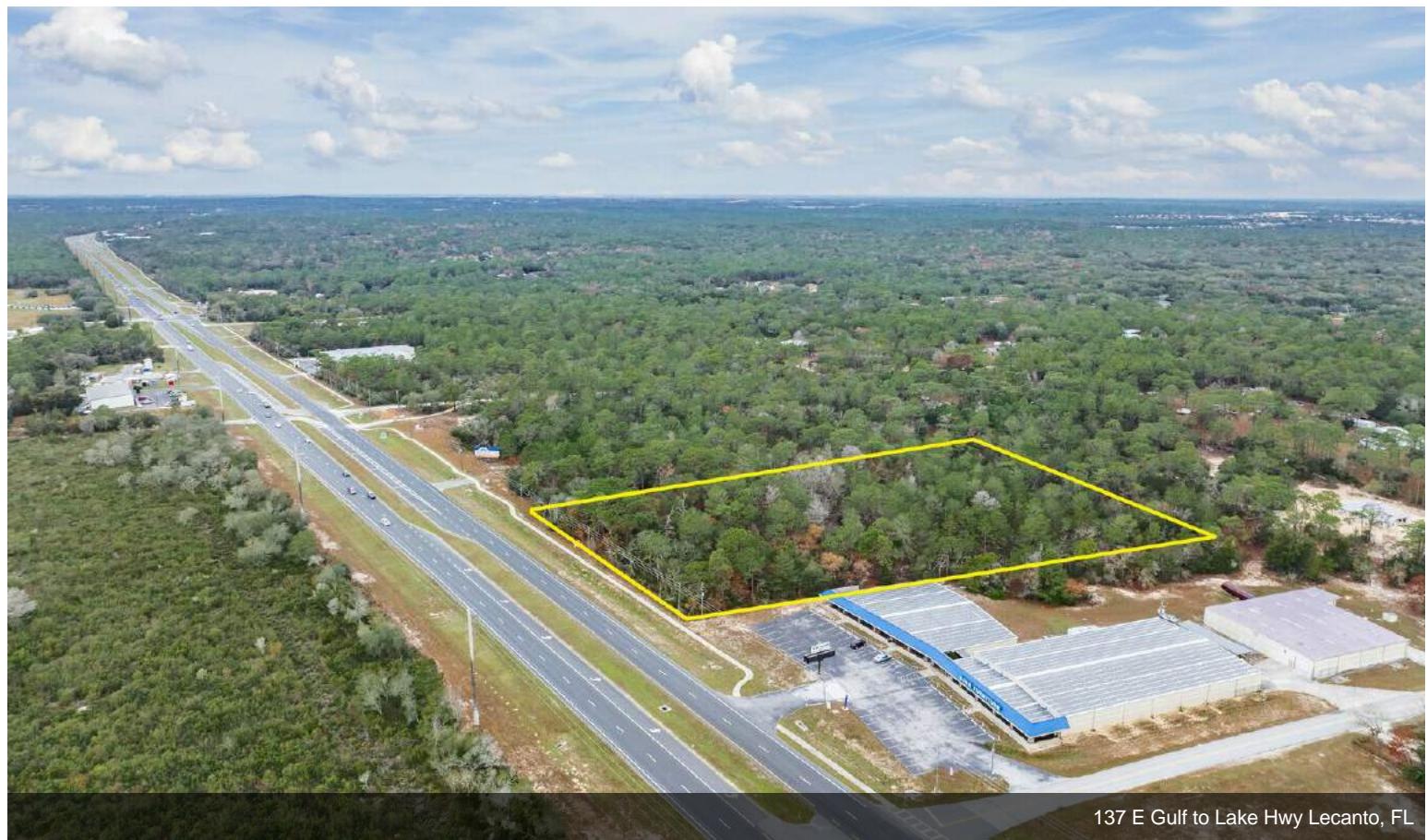
## Property Photos



## Property Photos



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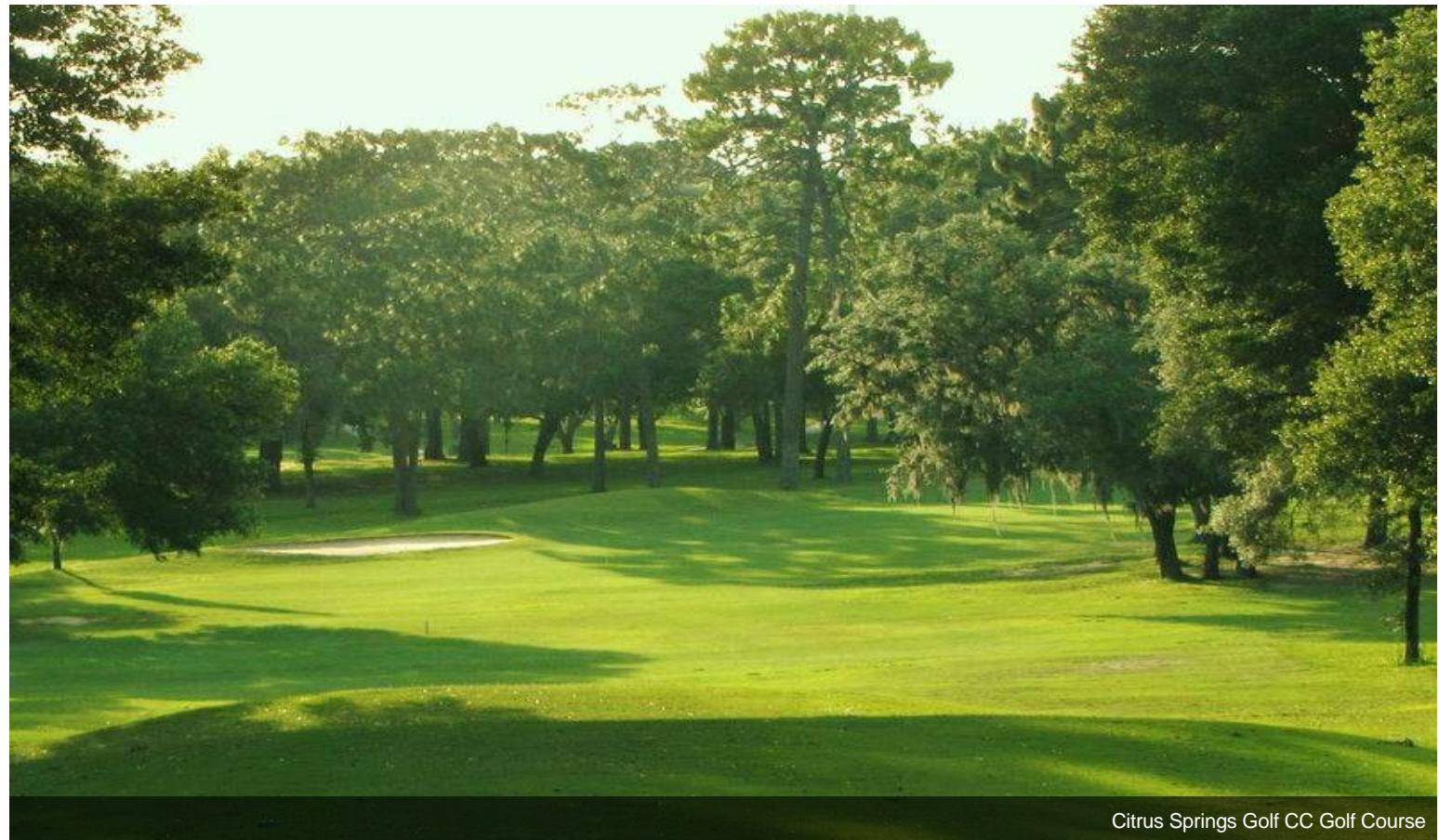


137 E Gulf to Lake Hwy Lecanto, FL

## Property Photos



Chain of Lakes



Citrus Springs Golf CC Golf Course

## Property Photos



Villa

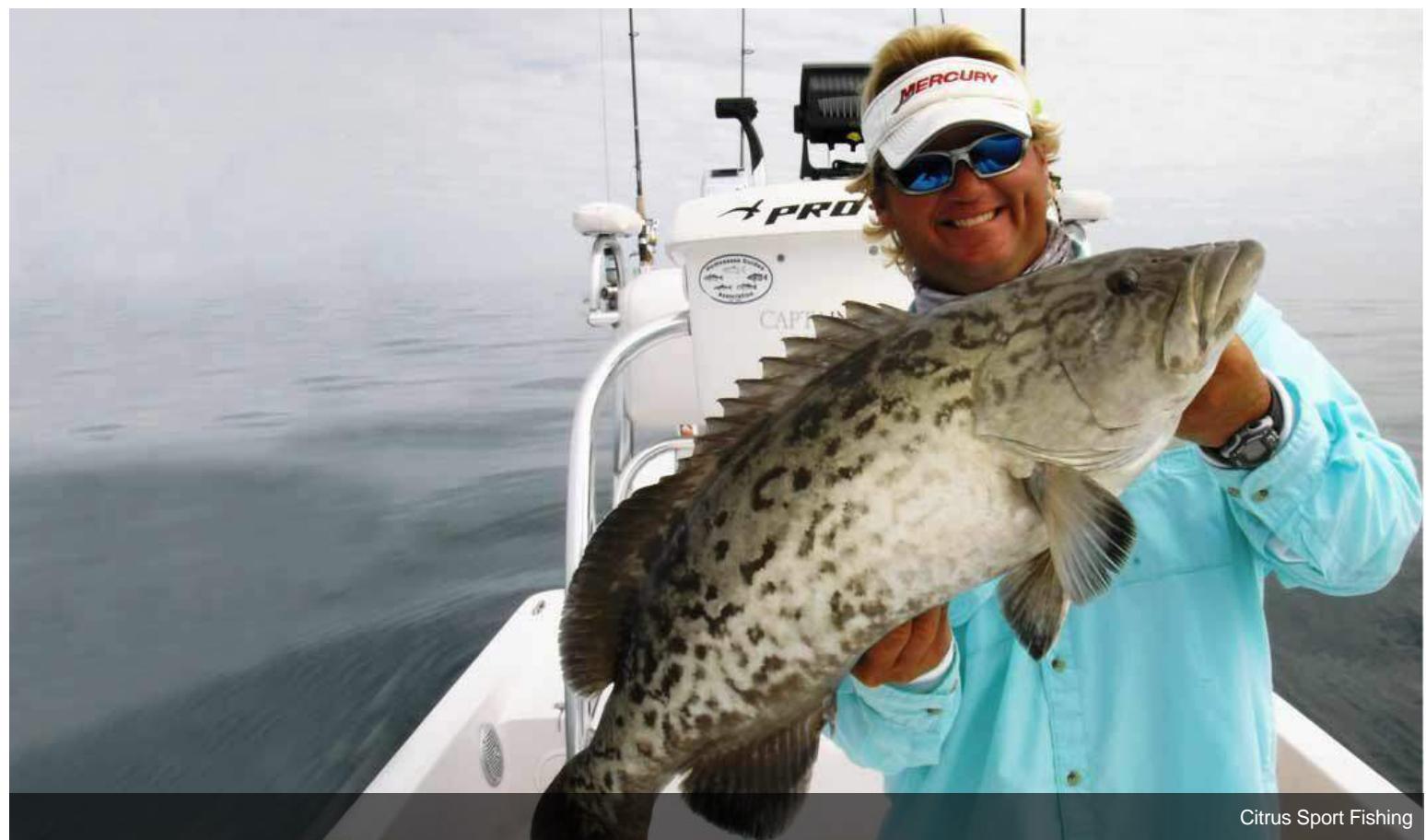


Citrus Springs

## Property Photos



Withlacoochee Trail

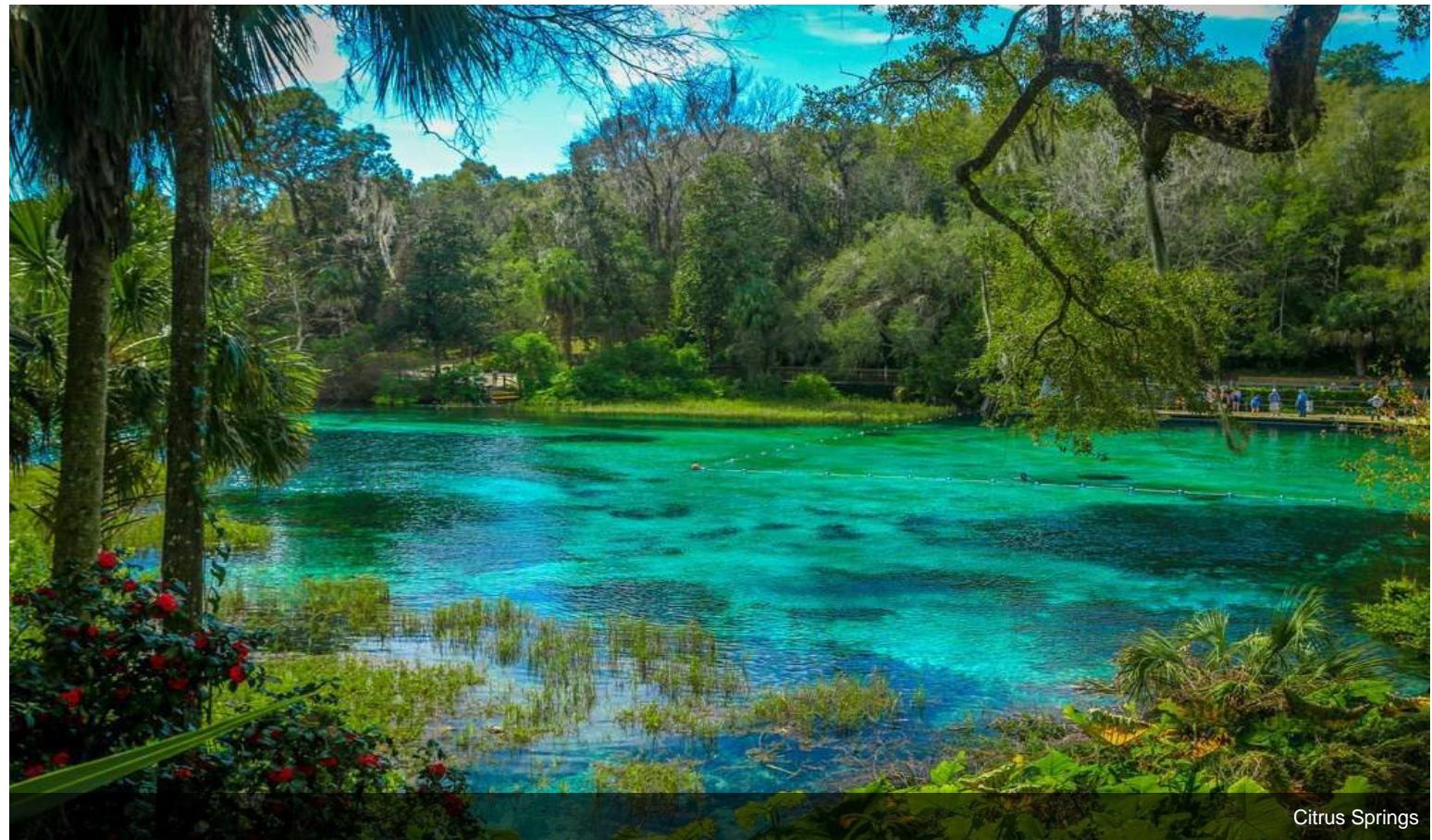


Citrus Sport Fishing

## Property Photos



Citrus Springs



Citrus Springs

## Property Photos



Citrus Springs

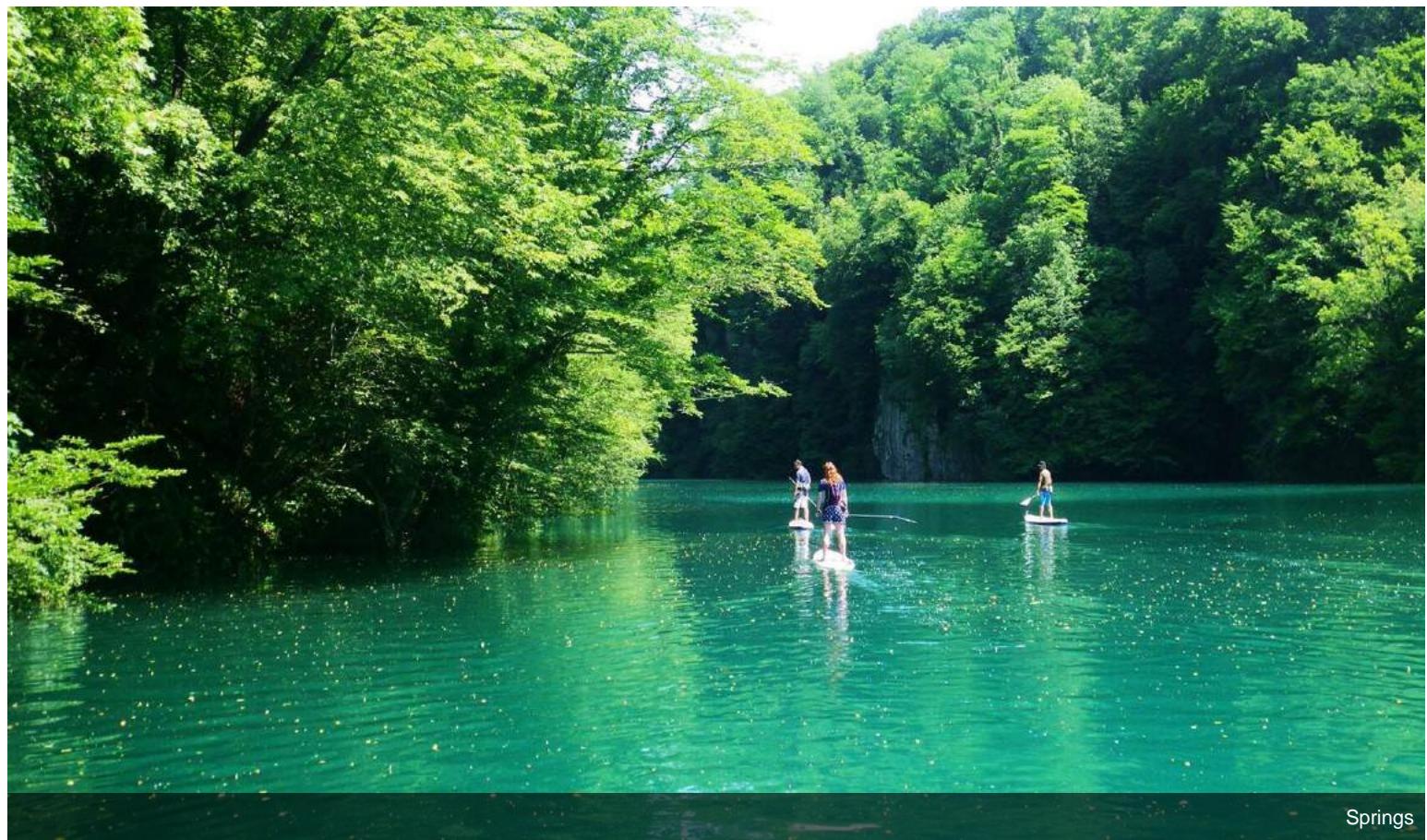


Heron

## Property Photos



Fish Market

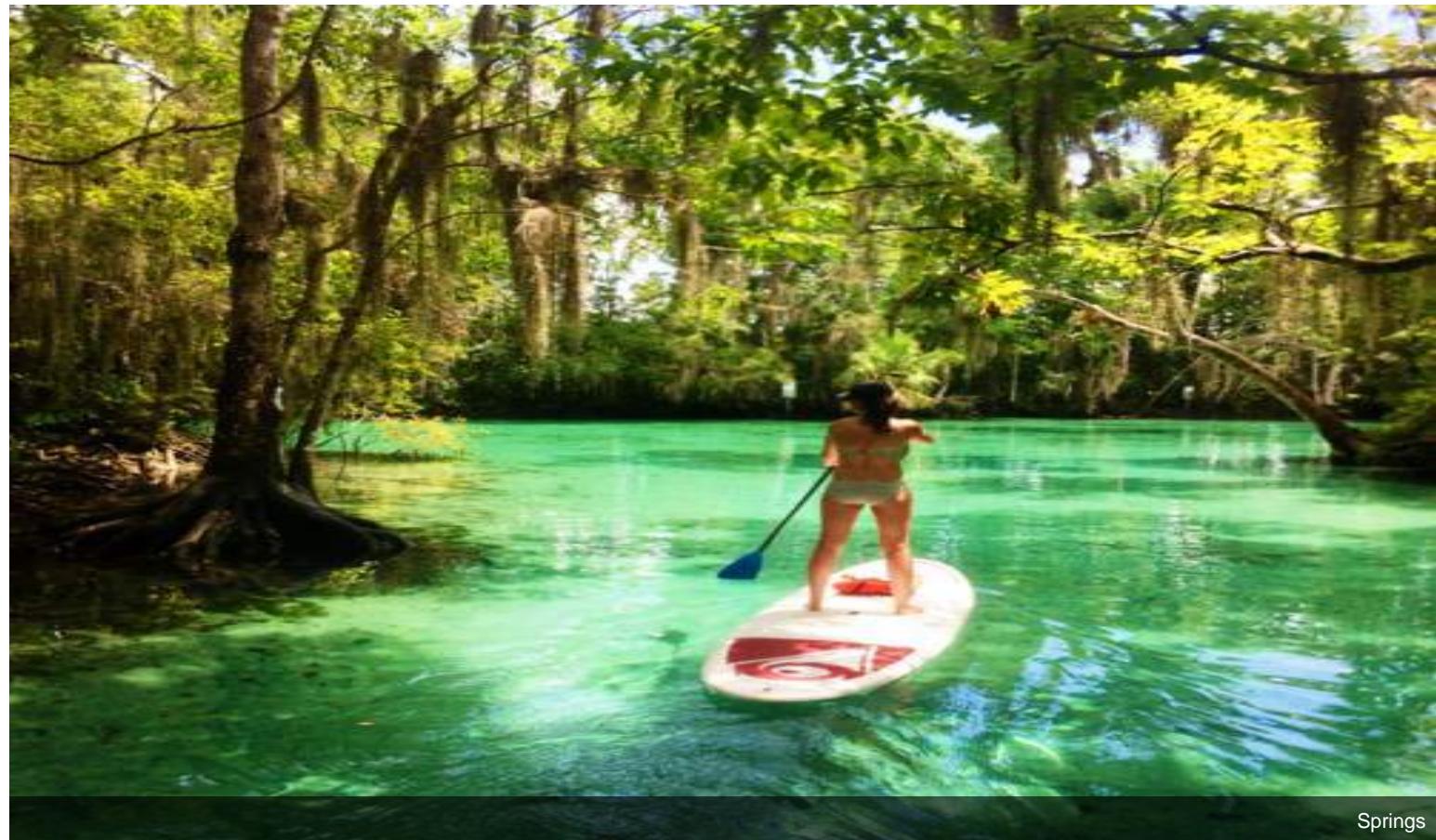


Springs

## Property Photos

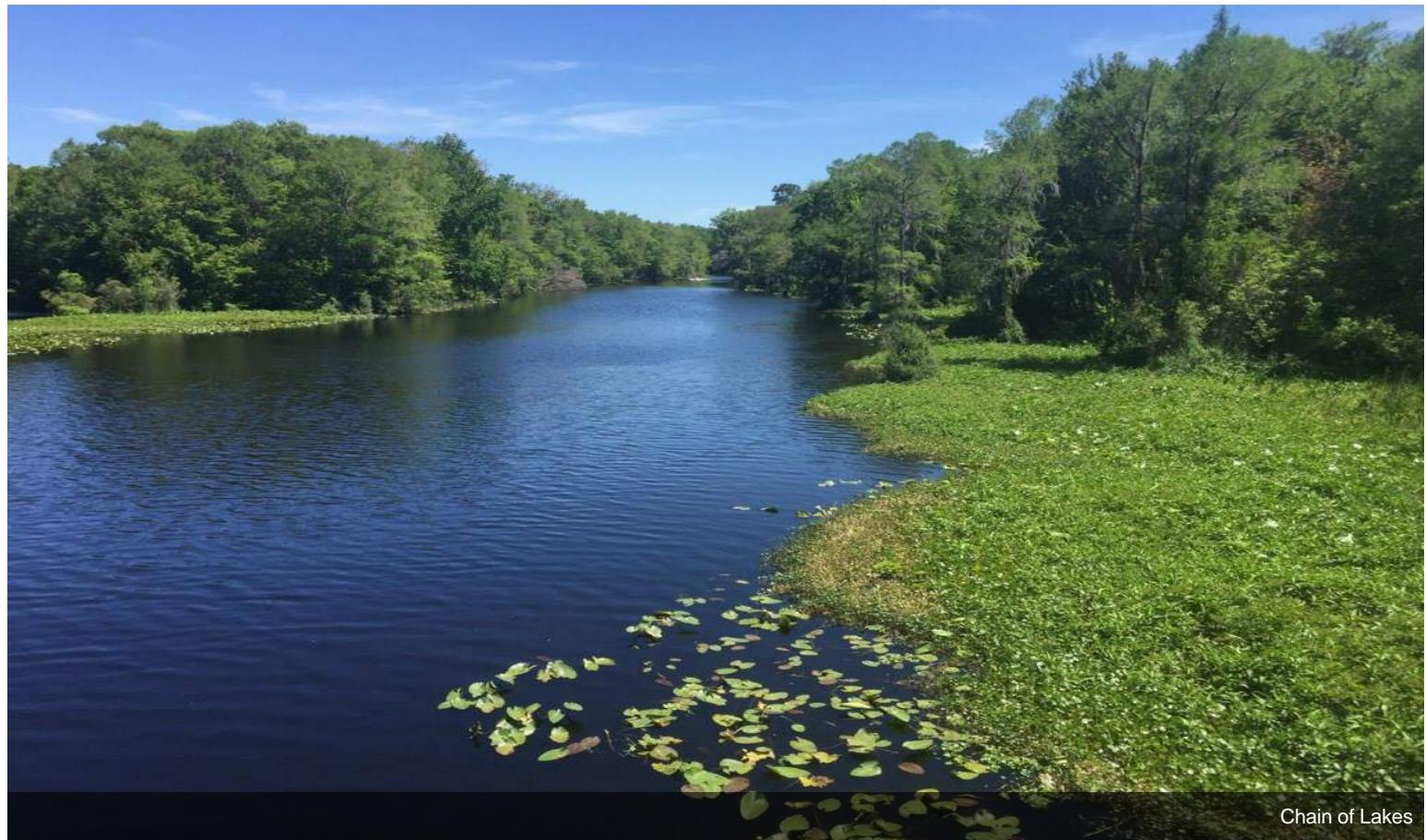


Manatee



Springs

## Property Photos



Chain of Lakes

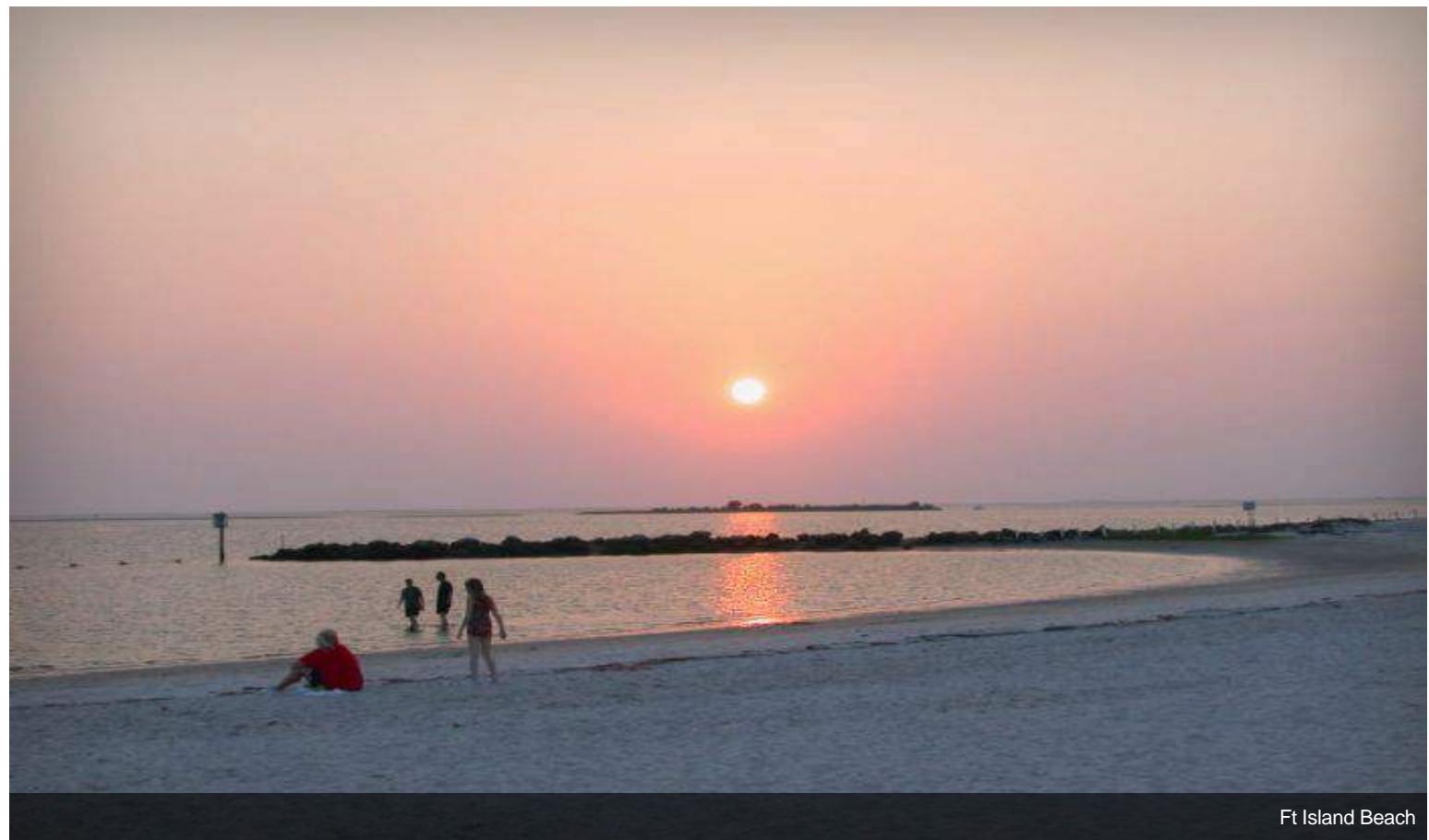


Villa

## Property Photos



Villa



Ft Island Beach