

ROADS HOME REALTY

1569 Song Sparrow Ct., Sanford FL 32773



Attention Investors

Dear Esteemed Investor,

I hope this letter finds you well. I am writing to provide you with information on a property that aligns with your investment interests. The property in question is located at 1165 S Shore Way, Lake Alfred, FL, and presents an exceptional opportunity for those looking to invest in real estate with promising potential.

Situated on a desirable larger than 0.5 acre corner lot, this property boasts a spacious 3 bedroom/2 bath home with a large living area, quaint front enclosed porch, rear screened porch, and a kitchen with an eat-in nook. Additionally, it features a large carport, providing ample space for parking. With a lot size of 0.6 acres, there is considerable room for customization and expansion, making it an ideal residential space with the added advantage of being suitable for creating a business venture.

The property is strategically located close to Lake Alfred's downtown redevelopment and is merely 1 mile from Central Park. Zoned as C-1 with permitted uses including neighborhood center, retail, and restaurant, this property offers versatile opportunities for various business endeavors. Moreover, its proximity to vibrant community establishments and thriving businesses enhances its appeal as an investment prospect.

It is worth noting that while the home requires some tender loving care (TLC), the adjacent Building 2 presents itself as a fixer-upper, offering the flexibility to tailor it to your preferences. With information deemed reliable but not guaranteed, parties are advised to verify all details independently. **Current Price: \$ 274,900.00**

Furthermore, the property benefits from its proximity to Lake Rochelle Boat Ramp, enhancing its appeal for recreational activities and potential clientele. Please note that this building is not available for lease, ensuring exclusive ownership rights for the discerning investor.

In conclusion, I encourage you not to miss out on the opportunity to unlock the possibilities offered by this dynamic location. Whether you are considering residential or commercial investment avenues, this property has the potential to fulfill your objectives. For further information or to schedule a viewing, please do not hesitate to contact us.

Thank you for considering this opportunity. I look forward to assisting you in realizing your investment goals.

Warm regards,

Dario Fanaian, Broker
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