

## 137 East Gulf to Lake Hwy. Lecanto, FL 34461 \$599K



### About the property

Over 4 acres of Prime Commercial Development on U.S. 44 (Gulf To Lake Hwy) in Lecanto, FL. Level, high & dry, this choice Commercial parcel, with 300' of US Hwy. 44 frontage is perfectly situated. Zoned GNC. Only 5 min. east of US 589/Suncoast Pkwy's newest Interchange in Lecanto & only 4 min. west of Inverness' shopping centers, Holiday Inn, & Big Box stores (ie: Lowes, Walmart, Bealls, Office Max, Olive Garden, Ruby Tuesdays, Applebees/Outback Steakhouse etc). Best of all, directly behind this parcel are the Villages of Citrus Hills, the region's largest group of upscale residential subdivisions (approx. 9800 residents). Established furniture store, next door, affords ease of water/electric hookups Subject property is zoned Commercial/GNC giving buyer many choices in future development. Less than 15 minutes to Crystal River/Kings Bay and the Gulf of Mexico! Less than 30 minutes to Ocala or the Villages! The next BIG BOOM is the Nature Coast!



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