

37143 Clinton Ave - Dade City, FL 33525



# ZONED C2 & AR

4 BUILDINGS

\$1,200,000

Seize this rare opportunity to own a versatile 4.47 acre commercial property, strategically positioned along the divided Highway of Clinton Ave with approximately 142 square feet of frontage and impressive daily traffic count of 11,552. This unique property offers C2 zoning on the front portion, allowing a broad range of commercial ventures, while the rear 1.96 acres are zoned AR, opening up additional possibilities such as self storage units. Located in a rapidly growing area, this property benefits from over 2000 residential homes under construction or planned within a one-mile radius, making it an ideal investment for businesses looking to serve a booming community. The steeple is easily removable. Owners are open to owner financing. Schedule a viewing today and explore the potential of this one-of a-kind property!

Presented by: Joyce Ann Ellis, CRR 352-266-2022