



Palmwood Realty, Inc.

Commercial Investment Division

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PROPERTY OFFERING

LOCATION: ***** 11151 SPRING HILL DRIVE *****
SPRING HILL, HERNANDO COUNTY, FLORIDA 34609

DESCRIPTION: 1,943 Sq. Ft. Medical Office Building Consisting Of A Waiting Room With Restroom, Reception Area, Three Exam Rooms, One Doctor's Office, Two Additional Bathrooms Plus Storage For Medical Records. This M.O.B. Is Located Within The Heart Of Spring Hill Known As Four Corners. This Is A Highly-Visible, High-Traffic Location That Is Adjacent To Shopping, Banking And Dining Opportunities. *Hernando County Property Appraiser Parcel #R32-323-17-5090-0498-0250/Key #00481945.*

CONSTRUCTION: Single-Story Building. Block Construction. Gable Hip Roof, City Water And Sewer. One Lighted Marquee

AGE: Built 1984 – Renovated 2011.

CONDITION: Excellent.

PROPERTY SIZE: 50 Front Feet On Spring Hill Drive By 150 Feet Deep – .20 Acres M.O.L.

PARKING: Ample.

ZONING: PDP(Commercial) – Currently Zoned For M.O.B.;
Flood Map Number 12053C0308D

ESTIMATED FIXED EXPENSES:

Taxes	\$3,800.00	Refuse (est)	\$4,800.00	Maint (est)	\$1,920.00
Electric (est)	\$6,000.00	Insurance (est).....	\$4,000.00		
Water & Sewer (est) ..	\$1,800.00	Permits (est)	\$ 150.00		

TOTAL ESTIMATED FIXED EXPENSES: \$22,470.00

FINANCING: Bank – To Be Arranged.

ASKING PRICE: \$495,000.00.

REMARKS: The Building Is Ideally Suited For A Single Practice Medical Office Or For Someone Looking For A Professional Office With A High Traffic Count (Approximately 2,300 Vehicles Daily).

(The above property is subject to price change, omissions, errors, withdrawal and prior sale.
This office is acting as a Transaction Broker in the sale of this property.)