

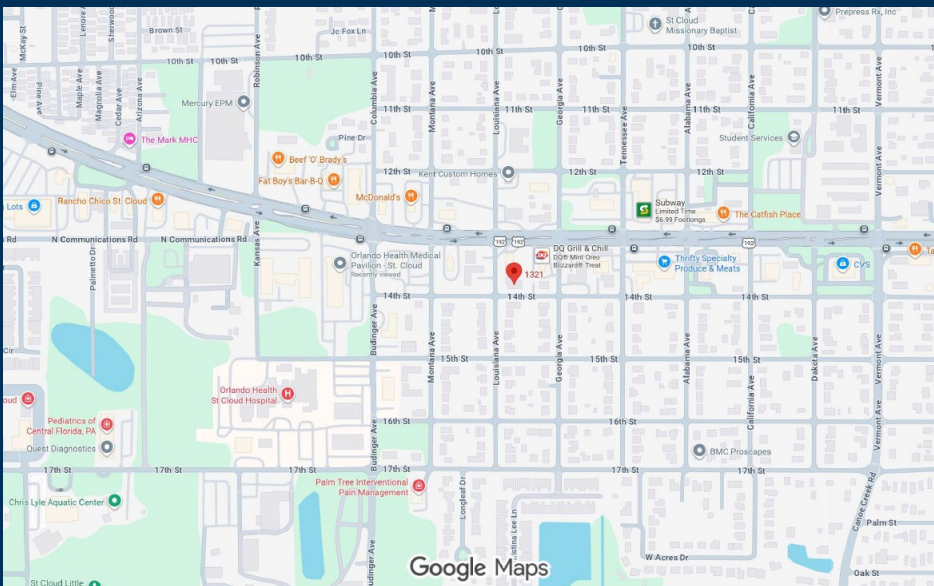
# Commercial Zoning / Highway Business / City of St. Cloud 1321 Louisiana Avenue



## \$525,000.00

This corner lot property, 1/2 block south of US 192 is zoned Highway Business in the City of St. Cloud. Multiple uses allowed including; Office, Medical, Dental, Clinic, School, Adult Day Care/Nursing, Restaurant and many other possibilities. Currently used as a residence, this property is the last residential parcel on the block. Short distance from the Historic Downtown Area, Lakefront and Hospital, the property is conveniently located in the heart of St. Cloud. Take advantage now of this great opportunity in one of Florida's fastest growing markets.

- Highway Business Zoning in place
- 2 lots included for total of 100' x 150'
- Corner of Louisiana & 14th Street
- 40,847 daily traffic count on US 192 (aka 13th Street)
- City Water & Sewer at site
- 2,699 SF Heated Area, 3,834 SF total Block Construction
- 30' x 30' Garage



Tim St. Gordon | BROKER  
Florida Realty Results, LLC  
Email: [tim@myfloridamove.com](mailto:tim@myfloridamove.com)  
Cell: 407-873-7750