



THE MARKET
REALTY
GROUP



Offered at \$995,000

Showroom warehouse space available with parking and additional vacant commercial land, suited for various uses.

Property Features

- **C-1 Commercial Zoning**
- **5,996 SF** of Rentable Area
- Building situated on **0.41 Acres**, with **1.05 Acres** of adjacent additional commercial land
- Influenced by **Rapid Growth of The Villages** to the West

FOR SALE

112 West

Berckman Street

Fruitland Park, FL 34731

For inquiries related to the purchase of the represented real estate, please contact:

ANDY WHITAKER

THE MARKET REALTY GROUP

ANDY@MYMARKETCONNECTION.COM

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CALL FOR DETAILS
352-978-3274

ANDY WHITAKER
SALES ASSOCIATE

andy@mymarketconnection.com

PROPERTY SUMMARY

112 West Berckman Street



OFFERING SUMMARY

Sale Price: \$995,000

Zoning: C-1 Commercial

Building Type: Showroom Warehouse

Building Finished SF: 5,996

Total Land Acres: ~1.46

Parking: 8 Designated Spots,
Additional Land Available

Utilities: Water and Sewer
Available

PROPERTY OVERVIEW

Currently owner-occupied, this 6,768 gross square foot freestanding building is situated within the Fruitland Park tax district, in an area heavily influenced by the growth of The Villages. The improvements are located on 1.46 acres of commercial land, which includes 3 separate access points. Offering a versatile layout, the space is ideal for a variety of commercial uses. The subject is located in close proximity to major roadways including County Road 466A and US Highway 441. The strategic location of the property makes it appealing to any number of commercial uses. Considering both current utility and future upside, this property makes for an excellent opportunity for business growth.

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3425 Lake Center Drive Suite 1,

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PROPERTY PHOTOS

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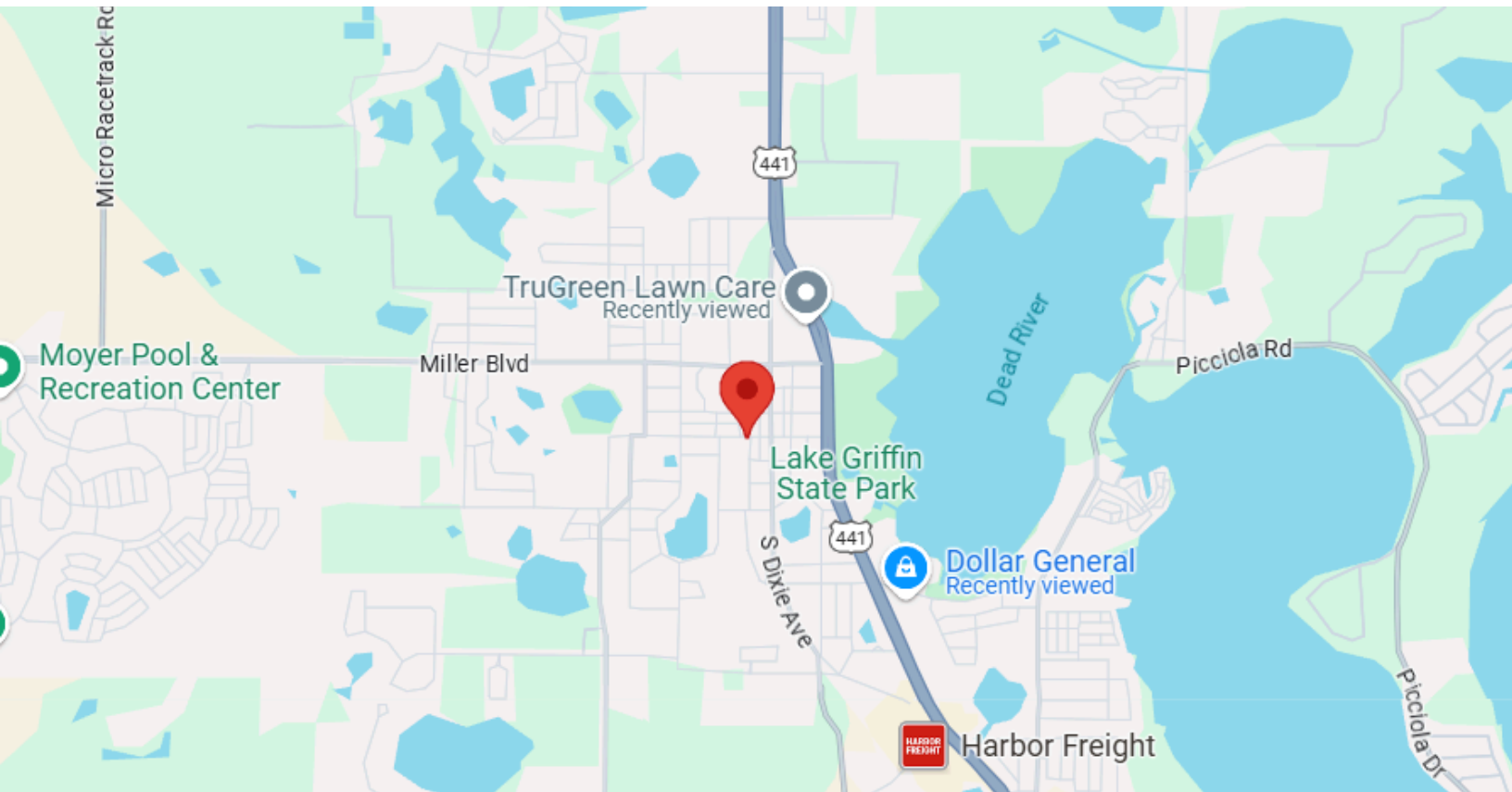
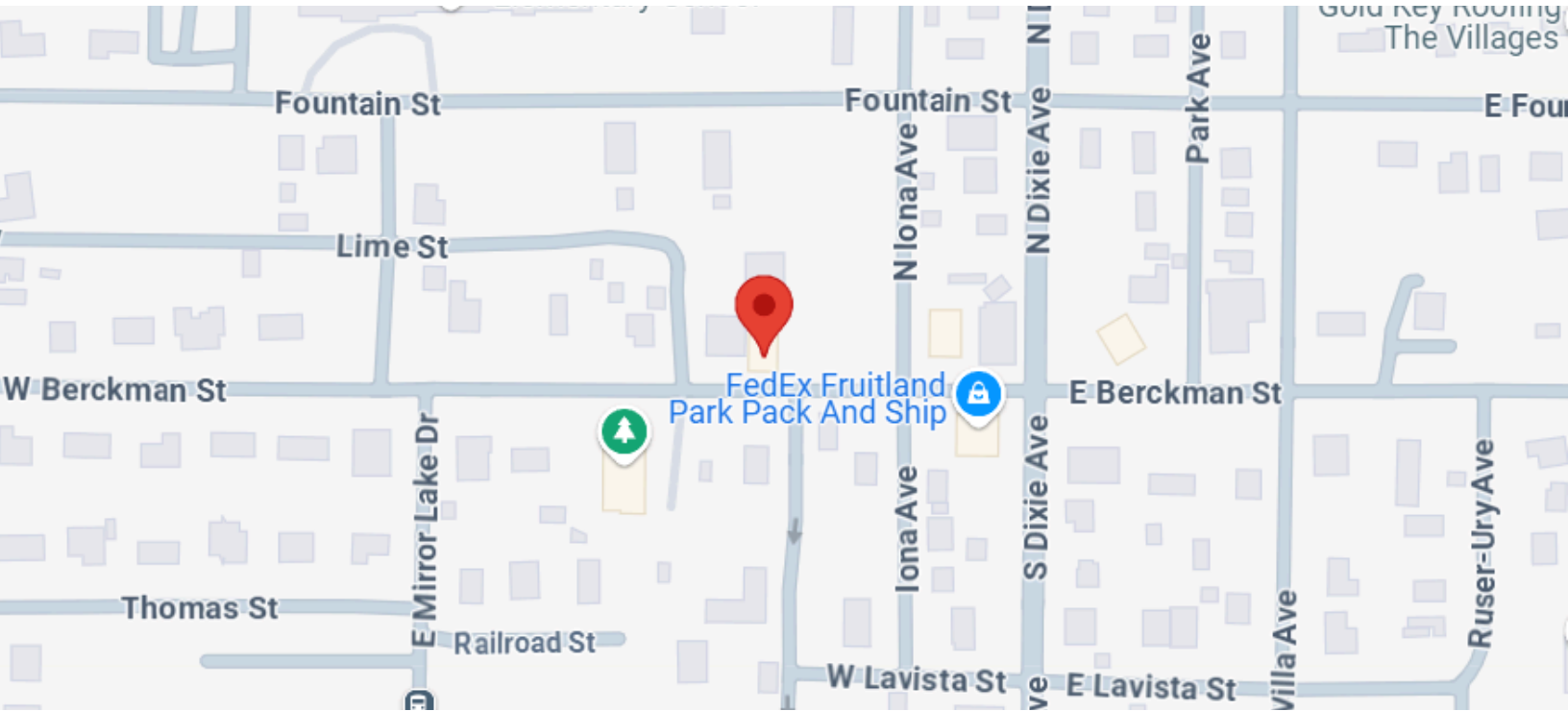
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LOCATION MAPS

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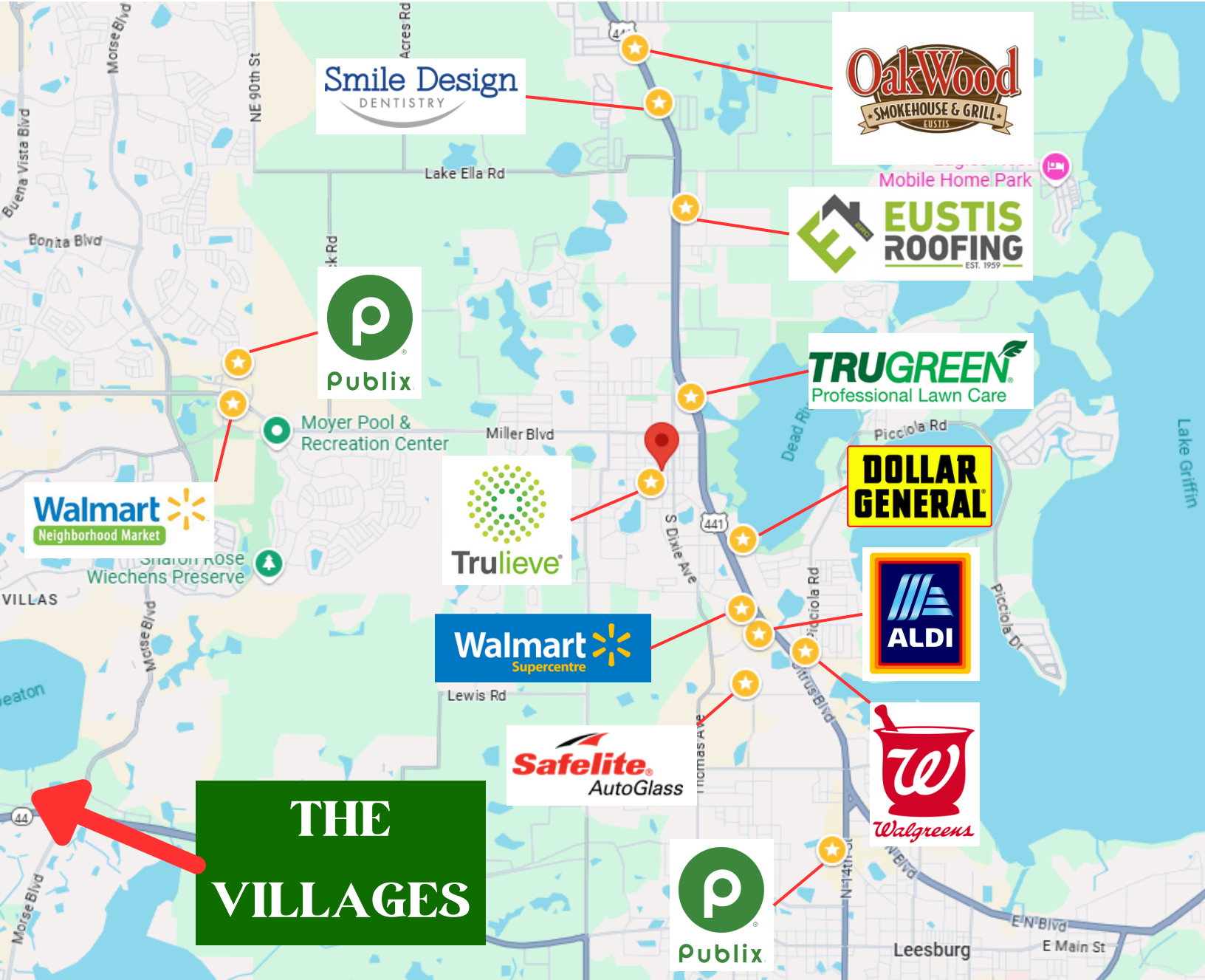
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BUSINESS MAP

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DISCLAIMER

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