

Red Sky R.E.I.S.

Telephone 407.233.0578

Email: mbryce@redskyreis.com

# Rodeway Inn, Clermont

4.35 Acre Lot with Frontage on US HWY 27

Prime Future Development Site Near Lakeridge Winery

Address	20329 US HWY 27, Clermont, FL 34715	
Location	Clermont on US HWY 27 Near Lakeridge Winery	
Parcel IDs	22-21-25-0003-000-01102	
Lot Size	4.35	Built 50,011SF
Actual Lot SF	±189.457SF	

**Description** For Sale is the Rodeway Inn Clermont property. Located on US HWY 27 near SR 19. This 2-Story 100 room hotel is currently fully operational. Built in 1973 and features a swimming pool. Groveland Town Center zoning which allows a wide variety of permitted uses, including multifamily residential and residential care. See Uses below.

Zoning	T-C: Town Center (Mixed Use)
--------	------------------------------

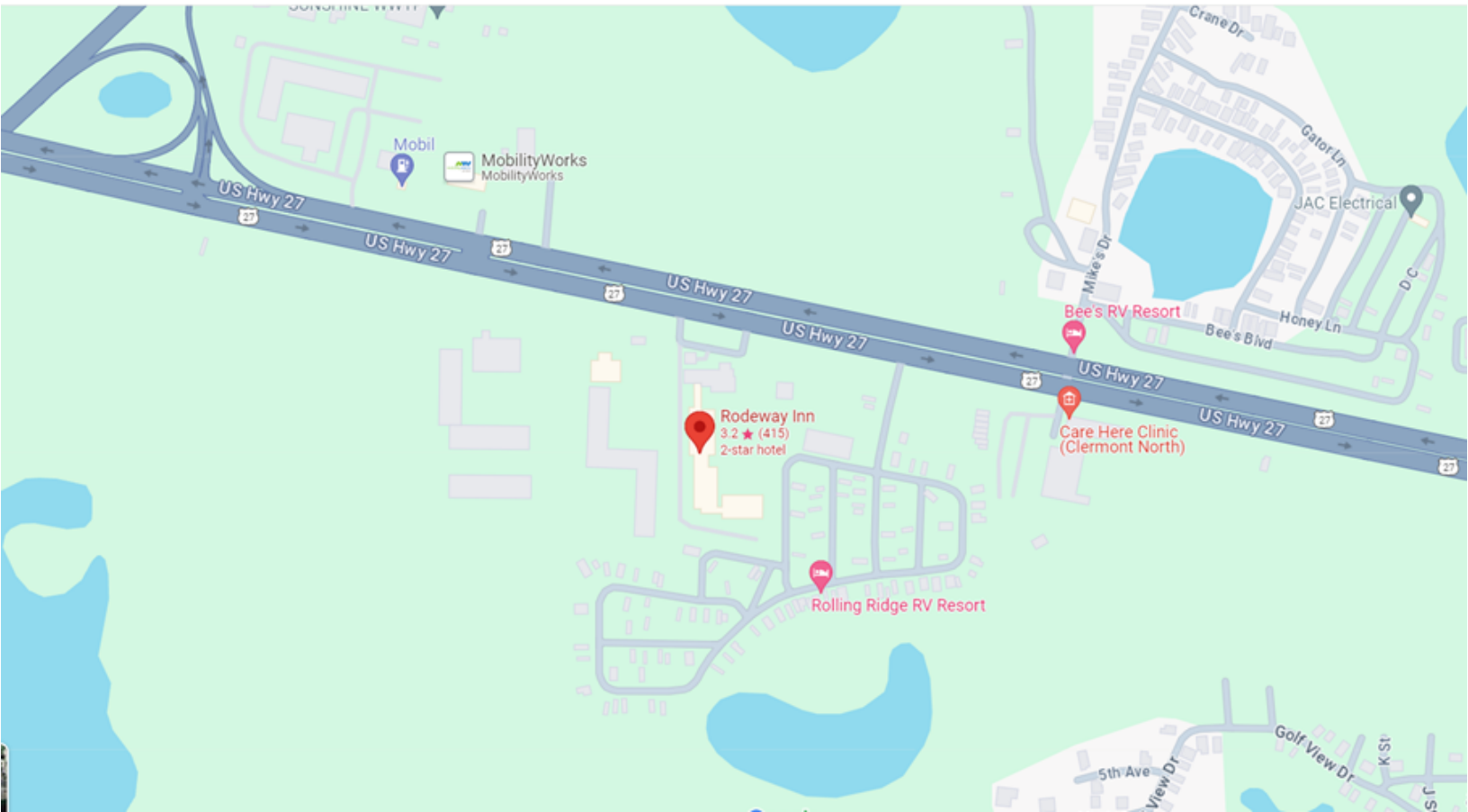
**Asking Price** **\$5,850,000** (Approximately \$31/ Land SF)



Photos



## Location Map





USES	EDGE	CENTER	CORE	EDGE	CENTER	CORE	EDGE	CENTER	CORE
	Town			Village			Hamlet		
<b>RESIDENTIAL &amp; HOSPITALITY</b>									
Multifamily Residential	P	P	P	P	P	P	P	P	P
Single Family Attached (Townhomes)		P	P			P			P
Single Family Detached	P	P		P	P	P	P	P	P
Live/Work Units		P	P		S	P			P
Accessory Dwelling Unit	P	P		P	P		P	P	P
Short Term Rental	P	P	P	P	P	P	P	P	P
Hotel, Resort & Inn		P	P		P	P	P	P	P
Residential Care	P	P	P		P	P			P
<b>CIVIC/INSTITUTIONAL</b>									
Assembly		P	P		P	P		P	P
Hospital & Clinic		P	P			P			P
Library/Museum		P	P		P	P			P
Law Enforcement & Fire	P	P	P	P	P	P		P	P
School	P	P	P	P	P	P	P	P	P
Post Office			P			P			P
<b>RETAIL &amp; SERVICE</b>									
Neighborhood Retail		P	P			P			P
General Retail			P			P			
Craftsman Retail		P	P			P			P
Neighborhood Service		P	P			P			P
General Service			P			P			
<b>OFFICE</b>									
Office	S	P	P		S	P		P	P
Home Occupation	P	P	P	P	P	P	P	P	P
<b>AMUSEMENT</b>									
Recreation Indoor		P	P			P			P
Recreation Outdoor									
<b>INDUSTRIAL</b>									
Light Industrial			P						
Heavy Industrial									
Utilities									

**Key:** P Permitted S Special Exception