

Office  
824988 Active

268 S Suncoast Boulevard  
Crystal River, Florida 34429

L \$3,900,000



<b>Cross Street:</b>	Ozello Trail	<b># of Units:</b>	
<b>County:</b>	Citrus	<b>Bldg Stories:</b>	2
<b>Area:</b>	17	<b>Total SF:</b>	9,912
<b>HOA/COA:</b>	No	<b>Leaseable SF:</b>	7,596
<b>Apx Acres:</b>	2.29	<b>\$/Sqft:</b>	\$393.46
<b>Apx Lot Dim:</b>	200x500	<b>Rear Expo:</b>	W
<b>Apx Lot SF:</b>	99,948	<b>Year Built:</b>	1990
<b>Asset Sales:</b>	Real Estate	<b>Load Dock:</b>	
<b>Sale Type:</b>	Arm's Length	<b>Park Spaces:</b>	25
<b>Signage:</b>	Dual Pylon Sign	<b>Waterfront:</b>	None
<b>Parking:</b>	Parking Spaces, Paved Area, Private Lot		
<b>Directions:</b>	US Highway 19/S Suncoast Blvd (before Ozello Trail)		

**Public Rem:**

PRIME LOCATION to maximize your business exposure right on US 19. This amazing property is Zoned Commercial GNC with a plethora of possibilities. Approx. 200 ft of road frontage on the highly traveled US Highway 19/Suncoast Blvd (23,000 AADT) with options to purchase additional surrounding parcels to the north and south: 208/228 S Suncoast Blvd, 310 S Suncoast Blvd, 8839 W Ozello Trail. This property includes an exquisite 7,585 sq ft, freestanding office building and is situated on 2.29 acres featuring offices galore to meet all your business needs (approx. 19 rooms). Some of these private offices are large enough to be conference rooms with 2 huge lobbies, storage rooms and 5 restrooms. With Citrus County approval, ideal for corporate offices, luxury car sales showroom, high end real estate brokerage, bank, luxury boat dealership, etc. This one-of-a-kind property exudes warmth with its timeless craftsmanship, from upgraded flooring to custom wood cabinetry built-ins and molding. Offering ample private parking (25+) and situated on Florida's largest west coast highway with easy access to the newly opened 589 Toll Road/Suncoast Parkway (6 miles), making it an easy commute to Tampa International Airport and 2 minutes from the Crystal River Regional Airport. Crystal River is a thriving community with a strong local economy and a growing population. The city's strategic location, coupled with its vibrant lifestyle and natural beauty, make it an enticing destination for residents and tourists alike. Don't miss out on this opportunity. Private offices on the 2nd floor also available for lease. Call us to schedule your private tour.

**FEATURES**

<b>Exterior Feat:</b>	Balcony, Entry - Ground Level	<b>Buildings:</b>	
<b>Secondary Type:</b>	Executive Suites, Mixed Use, Office Building	<b>Floor:</b>	Carpet, Ceramic Tile, Wood
<b>Const/Found:</b>	Concrete Blk/Stucco	<b>Heat/Cool:</b>	Cool - Central Air, Cool - Multi-Unit, Heat - Central Electric
<b>Roof:</b>	Asphalt/Fiberglass Shgl	<b>Doors &amp; Windows:</b>	Door - Double Entry
<b>Road Type:</b>	County, Paved	<b>Rear Exposure:</b>	W
<b>Fencing:</b>		<b>Sew/Water:</b>	Septic-Existing, Water-Public
<b>Energy Features:</b>			
<b>Lot Features:</b>	Acreage, Rectangle, Trees		

<b>Possession:</b>	At Close	<b>Terms:</b>	Cash, Conventional
<b>Taxes:</b>	\$13,427.94	<b>Tax Year:</b>	2022
<b>Alt key:</b>	2594608	<b>Zoning:</b>	GNC
<b>Legal:</b>	COM AT SW COR OF NW1/4 OF NW1/4 FOR A PT OF REF: TH N 89 DEG 47M 39S E AL S LN OF NW1/4 OF NW1/4 738.38 FT TO CONCRETE MONUMENT & POB. TH CONT N 89 DEG 47M 39S E AL S LN A DIST OF 500 FT TO A CONCRETE MONUMENT ON THE W R/W LN OF US HWY 19, TH S 0 DEG 1M 21S W AL W R/W LN 200 FT TO A CONCRETE MONUMENT TH LEAVING SD W R/W LN RUN S 89 DEG 47M 39S W PAR TO S LN OF NW1/4 OF NW1/4 500 FT TO A CONCRETE MONUMENT, TH N 0 DEG 1M 21S E PAR TO SD W R/W LN A DIST OF 200 FT TO POB DESC IN OR BK 806 PG 125		
<b>Traffic Count</b>	23,000	<b>Count Year</b>	2022
		<b>Station ID</b>	025024

Prepared By: Bruce R Brunk

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The Compensation offer is made only to participants of the MLS where the listing is filed

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