

# COMMERCIAL POTENTIAL

**\*4.5 ACRES**

**\*MAIN RESIDENCE**

**\*RENTAL MOBILE HOME**

**\*RENTAL MOBILE HOME OR OFFICE**

**\*2 BARN/GARAGE STRUCTURES**

**\*AUTO LIFT**

**4419 LOBLOLLY BAY RD.,  
LABELLE, FL 339335**

**Priced at \$675,000**



## Main Home

- 2 Bedrooms / 2 Bathrooms
- CBS Construction
- Metal Roof
- 1,745 Living SF / 2,972 Total SF
- Built in 1980

**Call Sherri Denning & KC Stanley-Lynn**

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**Second Home**  
2BR/2BA - 1,164 Total SF

**Third Home**  
1 BR/1BA - 616 Total SF

Unique opportunity for investors or business-minded buyers! Ideally located in the midst of the rapidly growing LaBelle area, this versatile 4.5± acre property offers outstanding potential for commercial use or income-producing investment.

Positioned adjacent to commercially owned Mac's Store, this parcel presents a strong possibility for future rezoning, making it an excellent candidate for a wide range of business ventures. Whether you're seeking a home-based business location or an investment property with multiple income streams, this property delivers flexibility and value.

The property features a solid CBS main residence with a durable metal galvalume roof, currently configured as a 2-bedroom, 2-bath home with inviting front and rear porches-perfect for owner occupancy. In addition, there are mobile homes on site that can be utilized as rental units for supplemental income or repurposed as office space for a small business operation.



**TWO POLE BARNS/GARAGES**

For those needing workspace or storage, the property includes large pole barn garages, ideal for equipment, inventory, or workshop use. One structure is equipped with an exterior auto lift, adding even more appeal for automotive or mechanical businesses.

With its prime location, flexible layout, and strong upside potential, this property is a rare find in today's market - perfect for investors, entrepreneurs, or anyone looking to combine residential living with commercial opportunity.