

2286 S BYRON BUTLER PKW, PERRY FL 32348



OFFERED BY



**COLDWELL BANKER
COMMERCIAL
HARTUNG**

SARAH SCOTT

Coldwell Banker Commercial Hartung
850-838-7029 m
sarahscott.323realestate@gmail.com



HOPE WEBB

The American Dream
850-838-7640 m
hope@theamericandream.house

Coldwell Banker Commercial Hartung
3303 Thomasville Rd.
Tallahassee, FL 32308
850.386.6160 Office
850.386.1797 Fax

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PROPERTY DETAILS

Sale Price:	\$1,290,000
Buildings:	Total of 3 (all connected)
Retail Storefront:	3,330 SF
Warehouse:	4,187 SF
Auto body garage:	648 SF
Residence:	2 bedrooms, 1 bath, kitchen + living area
Lot Size:	1.01 Acres +/-
Electric:	3 phase electric + 220 Volt
Traffic Count:	12,000 cars daily (FDOT)
Zoning:	Commercial

PRIME BUSINESS DISTRICT LOCATION ON HWY 19 IN PERRY, FL!

Showing instructions:

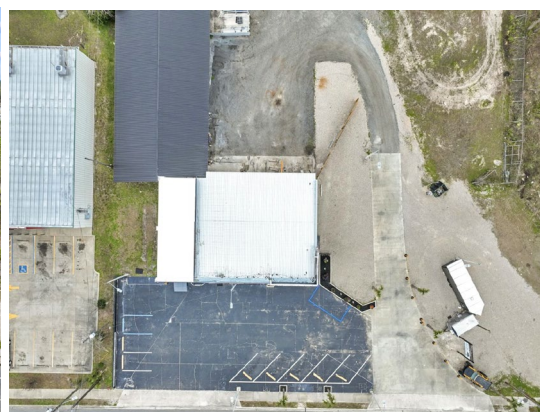
Owner Occupied: Contact Agent to show

- Retail with 3 separate storefronts (3,330 SF) and expansive Warehouse Space (4,187 SF heated/cooled with a 7' bay door and loading dock), an auto body garage, 648 SF office and loft storage space, 2 bathrooms, and a newly renovated residence offering 2 bedrooms, 1 bath, and spacious kitchen + living areas.
- In total, 3 buildings, all connected, can be accessed from each.
- Currently occupied by one owner.
- This expansive and innovative commercial property is being offered as both the Real Estate and Businesses, or Real Estate alone; all negotiable, including equipment.
- Current businesses include a brand new, state-of-the-art "Smart Mart" (fully automated mini convenience store), a cellular/device technology shop, and an automotive shop/autobody garage (featuring 10' double bay doors and a brand-new roof, 2024).
- All very meticulously maintained.
- Updated electrical throughout retail and warehouse spaces.
- New Mini Split HVAC units. Spray foam insulation throughout all buildings, including residence.
- Clean, landscaped 1.01-acre property, partially fenced, proper drainage installed.
- Multiple paved parking spaces conveniently located to store fronts.
- Two separate power poles on either side of the property, ideal for pop-up type vending.
- Optimal visibility, situated on the right-hand side of the road/northbound, high traffic area.



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IMAGES



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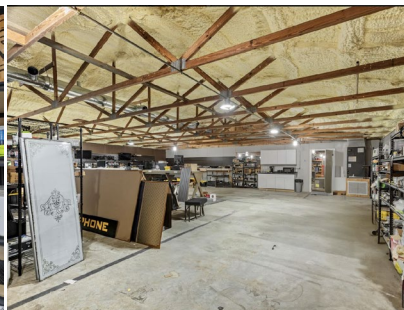
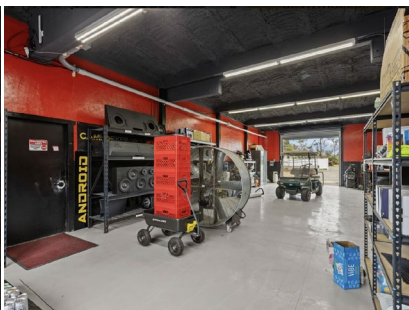
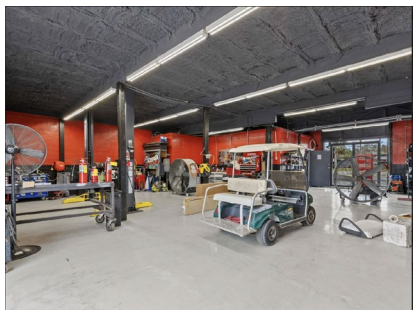
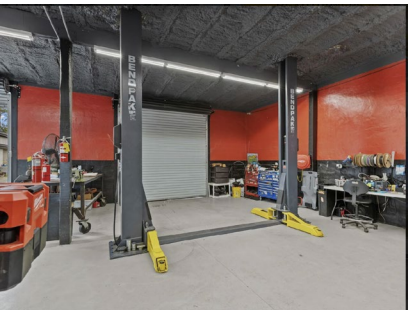
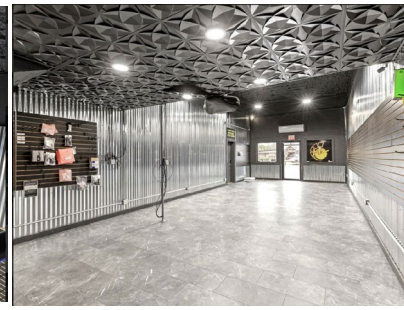
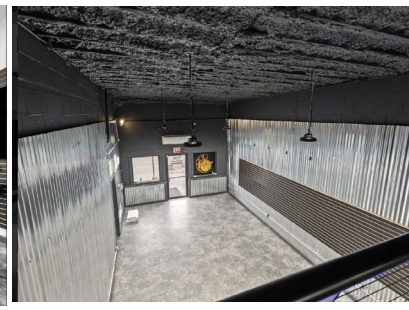
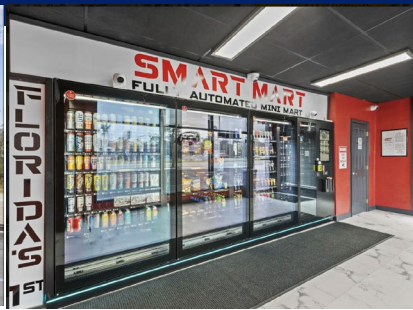
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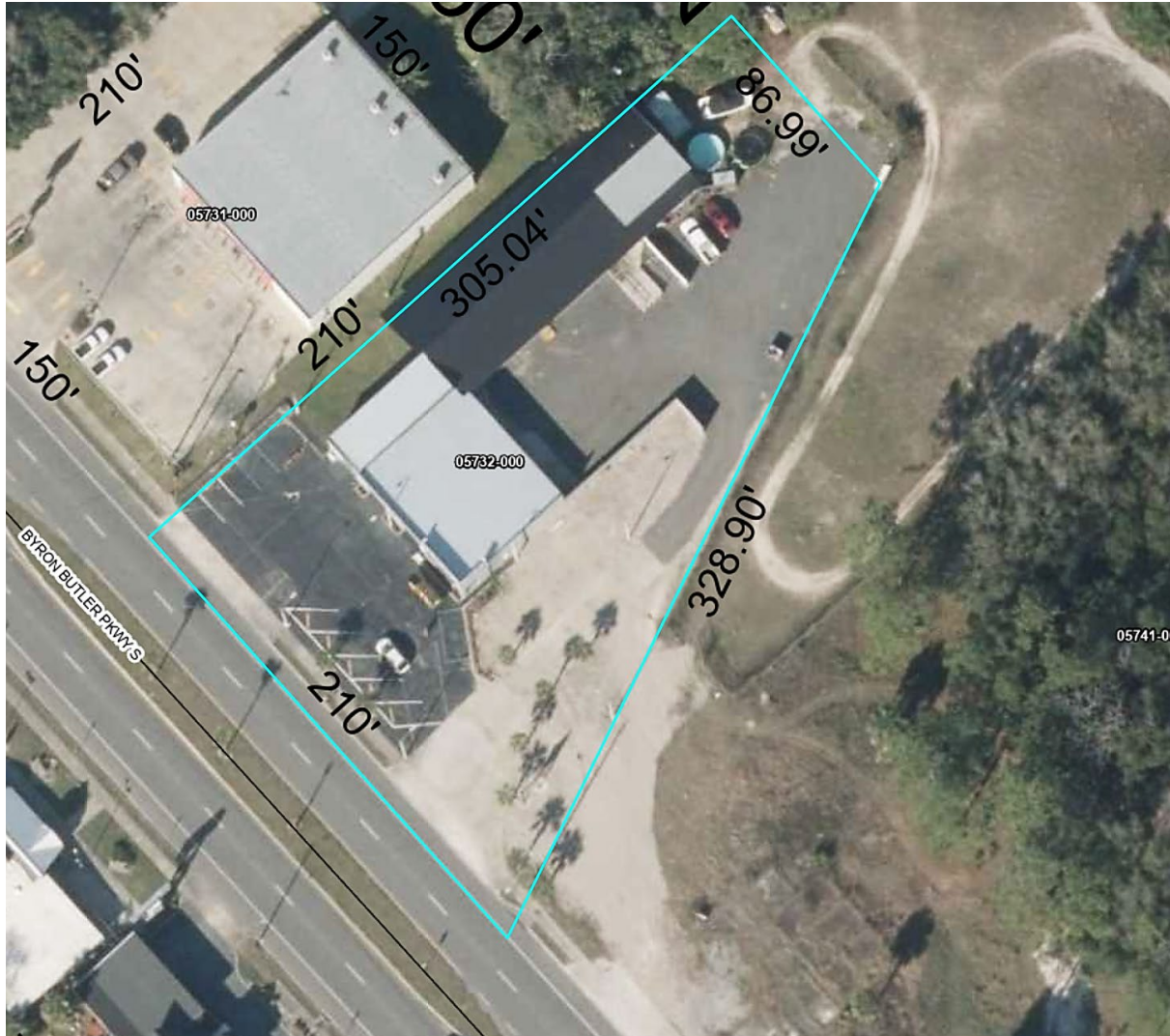
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GIS MAP



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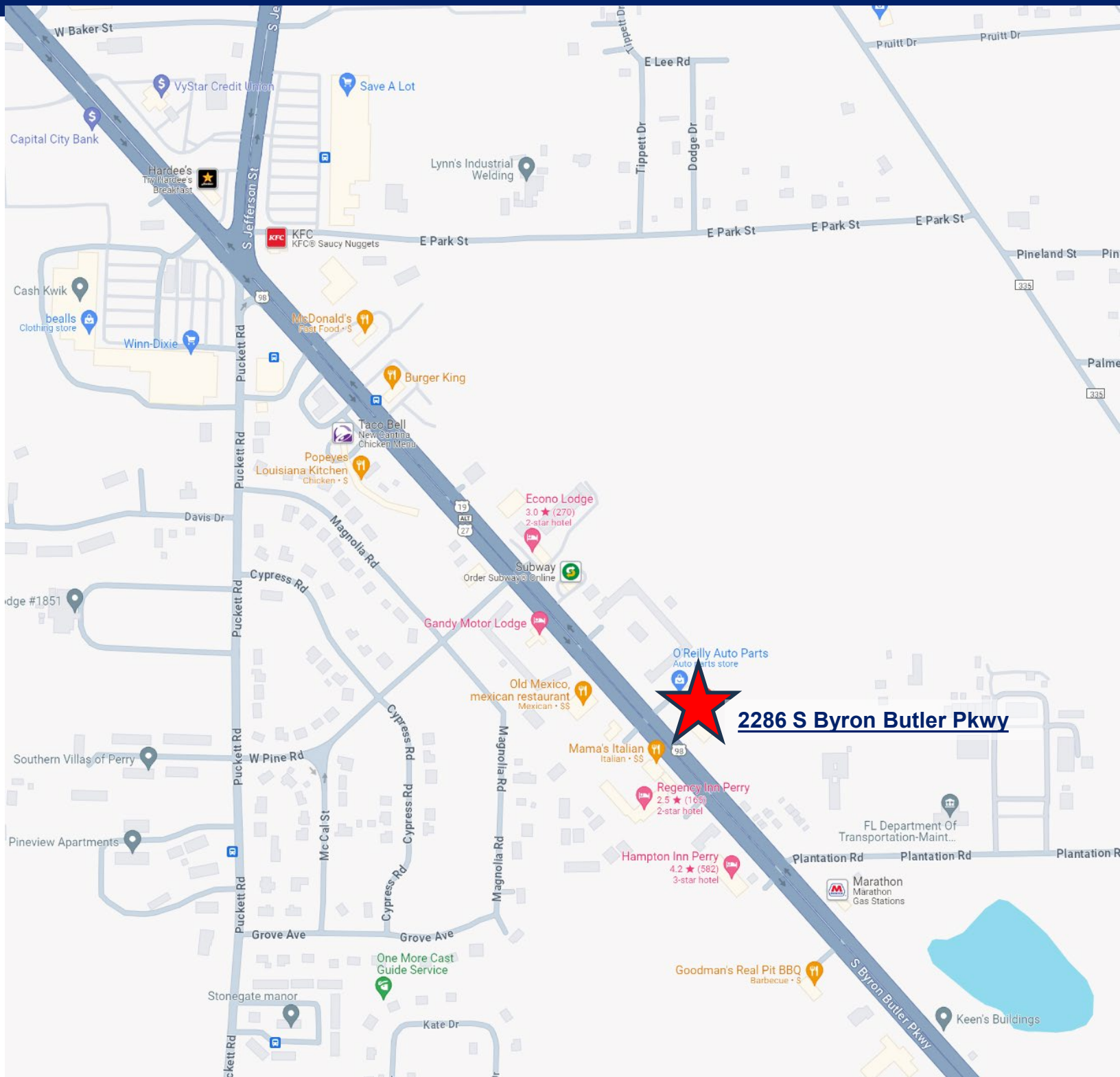
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LOCATION MAP



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Sarah Scott
Realtor®, Coldwell Banker Hartung, Coldwell Banker Commercial Hartung
(M) 850-838-7029 | (O) 850-386-6160
sarahscott.323realestate@gmail.com
www.facebook.com/sarahscottrealtorgbre
3303 Thomasville Rd Tallahassee, FL 32308
Find me on: Facebook, Instagram, LinkedIn, and Twitter



Hope Webb
Broker | Owner

 850.838.7640
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 3498 S Byron Butler Pkwy
Unit 3
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