

**Retail**  
**832441 Active**

**8123 S Lecanto Highway**  
**Lecanto, Florida 34461**

**L \$4,800,000**



**Cross Street:**  
**County:** Citrus  
**Area:** 24  
**HOA/COA:** No  
**Apx Acres:** 37.33  
**Apx Lot Dim:** 1267x1287  
**Apx Lot SF:** 1,626,168  
**Asset Sales:** Real Estate  
**Sale Type:** Arm's Length  
**Signage:**

**# of Units:**  
**Bldg Stories:** 1  
**Total SF:** 27,501  
**Leaseable SF:** 27,501  
**\$/Sqft:** \$174.54  
**Rear Expo:**  
**Year Built:** 2007  
**Load Dock:**  
**Park Spaces:**  
**Waterfront:** None

**Parking:** Drive - Circular, Drive - Concrete, Drive - Paved, Drive - Private, Parking Spaces  
**Structures:** Barn(s), Garage, Shed/Utility, Studio/Office, Warehouse, Workshop/Storage

**Directions:** If traveling south on Hwy 491/S Lecanto Hwy, it will be located on the left hand side. Gated drive, do NOT enter without agent present.

**Public Rem:**

There is so much to see here and so many possibilities! This is an INCREDIBLY RARE opportunity to own multiple buildings with varied use, on a total of 37.33 acres, zoned both GNC (11.37 acres) & AGRMH (25.96 acres). This property includes a fully equipped Commercial Restaurant (8603 sf/total), Elegant Event Venue (9586 sf/total), Massive Primary Residence (9312 sf/total), along with a Detached Garage/Workshop (2000 sf), Contractor Trailer, Storage Rig & Pole Barn. All measurements, sizes, features, etc. in listing details are an aggregate of all 3 primary buildings & total land. Over 20 acres of this property was once a thriving blueberry farm (64 rows), irrigated by a diesel well w/turbine gear drive motor. Irrigation system pumps 2300 gals/min w/a 3406 cat engine that powers a 12 inch well pump. Citrus County is primed for growth & this is a PRIME location! Two sides of this property are bordered by the State Forest, w/1268 ft of frontage along HWY 491, & less than 5 miles from the Suncoast Parkway. The County is currently expanding its infrastructure to support the expected 30k+ additional residents predicted to move to the area by 2030. You won't want to miss this unique opportunity!

**FEATURES**

**Interior Feat:** Ceiling - 30'+, Counters - Stone, Fire Sprinkler, Fireplace - Electric, In-Law/Apt Suite, Kitchen/Bath Updated

**Exterior Feat:** Gutters/Downspouts, Landscape - Full

**Secondary Type:** Bar/Tavern, Flex Space, Restaurant

**Const/Found:** Concrete Blk/Stucco, Foundation-Block, Foundation-Slab, Foundation-Stem Wall, Siding-Aluminum

**Roof:** Metal

**Road Type:** County, Paved

**Fencing:** Board, Partial

**Lot Features:** Acreage, Crops, Trees

**Buildings:** Barn(s), Garage, Shed/Utility, Studio/Office, Warehouse, Workshop/Storage

**Floor:** Carpet, Ceramic Tile, Concrete

**Heat/Cool:** Cool - Central Air, Cool - Multi-Unit, Heat - Central Electric

**Doors & Windows:** Door - Double Entry, Door - French, Door - Sliding Glass, Window - Dual Pane

**Sew/Water:** Irrigation-Well, Septic-Existing, Well-Existing

**Possession:** At Close

**Taxes:** \$17,716.33

**Alt key:** [3520661](#)

**Legal:** (MSP-97-15 OR BK 1219 PG 1391-1392) PCL 34000: COM AT THE SW COR OF SW1/4 OF SEC 18-20-19 TH N 89 DEG 43M 20S E AL THE S LN OF SW1/4 OF SD

**Terms:** Cash, Conventional

**Tax Year:** 2023

**Zoning:** AGRM, GNC

**Homestead:** Yes

**Flood Zone:** X

Prepared By: Laura Bush PA

Information herein deemed reliable but not guaranteed --Copyright 2024 REALTORS Association of Citrus County, Inc. 04/18/2024 09:25 AM  
The Compensation offer is made only to participants of the MLS where the listing is filed

**INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. BUYER(S) TO VERIFY ALL INFORMATION.**