



# 131 W DUVAL STREET

List Price: **1,350,000**

**Commercial  
Active**

Mls#: **124889**

Area: **3-N. Us 90 - W. Us 441 Columbia**

City: **Lake City** County: **Columbia** Zip: **32055** Dom: **14** C: **14**

Gross Income:	Replace/Reserve:	Lot Size:	<b>Irregular</b>
Oper. Expense:	# Parking: <b>34</b>	Community Type:	<b>City Limits</b>
Net Oper. Inc.:	# Buildings: <b>1</b>	Acreage:	<b>.411</b> Year Built: <b>1989</b>
Cash Flow:	# Stairs:	Ceiling Height:	Vacancy Rate:
Debt Service:	Homestead: <b>No</b>	Heated SqFt:	<b>4,804</b>
Deed Restrict: <b>No</b>	Zoning: <b>C-CBD</b>	Sq Ft Source:	<b>Plans / Appraisal</b>
Loans:	Flood Zone: <b>X</b>	Spc/Assessmnt:	<b>No</b>

Water: <b>Public-Connected</b>	Const/Sta: <b>Existing / Resale</b>
Parking: <b>Private, Paved</b>	Sp Cond:
Heating: <b>Central Electric</b>	Sewer: <b>Public-Connected</b>
Cooling: <b>Central Electric</b>	Windows: <b>Aluminum</b>
Road: <b>Paved, Government Maintained</b>	Closing: <b>Other-See Remarks</b>
Roof: <b>Metal</b>	BusName: <b>Vann Carpet One</b>
Design: <b>Single Story</b>	Location: <b>Corner, Central Business District</b>
Const: <b>Steel or Other Metal</b>	Electricity: <b>Other-See Remarks</b>
LndUse: <b>COM</b>	

Floors: **Concrete Slab, Wood Laminate, Carpet**  
 Exterior:  
 Bldg Access: **US Highway, County/City Road**  
 FinanceTerm: **Cash, Conventional**  
 Will Withhold:  
 Bus Type: **Retail, Wholesale, Warehouse, Other-See Remarks**  
 Sale Includes: **Land & Building**  
 Interior: **Public Restrooms, Private Restrooms, Phone, High Speed internet**  
 Special Info:

From US-90/US-41 go E on US-90 (W Duval St) to building on left at corner of W Duval St/NW Columbia Ave

4,804 SqFt Retail Open Concept Showroom w/3 Offices, 2 Restrooms, & Breakroom PLUS 13,000 SqFt Whse (Includes 4,804 SqFt Mezzanine over retail space), (2) 14'x12' Roll up doors, 20' eave, 24" apex; 3 CH&A heat pump systems service retail space only; 100' frontage on US-90 (W Duval)! Great location in downtown area!

LAYOUT, FLOOD MAP ATTACHED, MAP SHOWING PARKING LOT ONLY INCLUDED

Owner: **SPMV Properties LLC** Phone:  
 Show: **ShowingTime** Tax ID: **00-00-00-12708-000, 00-00-00-12684-000**  
 Legal: **C Div W/2 Block 26 Ex Rd ROW & Parking Lot Only Parcel #12684-000**

List Agent: **Daniel Crapps** Ph: **386-397-3002** Lockbox: **No**  
 List Office: **DANIEL CRAPPS AGENCY, INC** Ph: **386-755-5110** Agency: **Exclusive Right of Sale**  
 Co Lister: **Tom H. Eagle** Ph: **386-961-1086** C/Co:

