



Cross Property 360 Property View

25017 COUNTY ROAD 42, PAISLEY, Florida 32767

Listing

V4924210 25017 COUNTY ROAD 42, PAISLEY, FL 32767



County: Lake
Property Style: Mixed Use
Ownership: Sole Proprietor
Year Built: 1940
Flex Space SqFt:
Office Retail Space SqFt:

Status: Active
List Price: \$1,400,000
LP/SqFt: \$448.43
Special Sale: None
ADOM: 565 **CDOM:** 565

Heated Area: 3,122 SqFt / 290 SqM
Total Area: 3,122 SqFt / 290 SqM

Total Annual Assoc Fees: \$0.00
New Construction: No
Flood Zone Code: X
Number of Tenants:
Financial Package:

Seize the opportunity to become the proud owner and manager of a renowned establishment, The Pirate's Pub - a captivating liquor bar with a rich history. This esteemed establishment underwent a comprehensive transformation in 2011, a complete renovation that encompassed every aspect from flooring to the ceiling, including essential upgrades to electrical and plumbing systems. The package includes an invaluable 4COP license, a testament to the bar's premium status. What makes this offer even more enticing is the addition of a charming 2-bedroom, 1-bathroom house spanning 1200 square feet. This dwelling offers versatility - either as your personal residence or as a source of supplementary income through renting. Nestled on a generous .86-acre plot along the bustling County Road 42 in Paisley, this property offers substantial visibility and foot traffic. Negotiable inventory adds to the allure of this opportunity, enabling you to seamlessly transition into ownership. The potential for food sales introduces an exciting avenue for growth, while the possibility of incorporating a self-serving ice machine further broadens your horizons. The house, adorned with a new metal roof, enhances the appeal of the package, ensuring durability and aesthetic appeal. Don't miss your chance to embark on this journey of ownership and potential expansion, surrounded by the unique ambiance of The Pirate's Pub and the promising prospects it holds.

Land, Site, and Tax Information

SE/TP/RG: 29-17S-28E
Subdivision #:
Tax ID: 29-17-28-0002-000-00200
Taxes: \$3,573.30
Book/Page: 0/0 **Alt Key/Folio #:**
Legal Desc: NW 1/4 OF NW 1/4 LYING W OF HWY 42--LESS N 136.36 FT & LESS BEG AT INTERSECTION OF W LINE OF NW 1/4 & NW'LY R/W LINE OF CR 42, SAID LINE BEING 33 FT FROM CENTERLINE THEREOF, THENCE RUN N 0-07-40 W ALONG SAID W LINE OF SEC 150 FT, N 89-52-20 E 66.48 FT TO W'LY R/W LINE OF CR 42, S 24-28-11 W ALONG SAID R/W LINE 115.58 FT TO THE BEGINNING OF A CURVE CONCAVE SE'LY, HAVING A RADIUS OF 591.98 FT, THENCE CONT ALONG SAID R/W LINE & ALONG CURVE, HAVING A CENTRAL ANGLE OF 04-41-50, AN ARC DIST OF 45.83 FT TO POB FOR RD R/W-- ORB 3346 PG 2202
Road Frontage: County Road
Add Parcel: No **# of Parcels:**
Utilities Data: Other
Parking: 19 to 30 Spaces
Lot Dimensions:
Water Frontage: No
Water Access: No
Water View: No

Zoning: C-2
Future Land Use:
Development:
Tax Year: 2021
Complex/Comm Name:

Section #: 29
Block/Parcel: 000
Lot #: 1

Front Exposure:
Front Footage:
Lot Size Acres: 0.86
Waterfront Ft: 0
Water Name:
Water Extras: No
Lot Size: 37,462 SqFt / 3,480 SqM

Interior Information

Floors: 1
A/C: Central Air
Heat/Fuel: Central

Total Number of Buildings: 2
Ceiling Height:
Water: Well

Offices:
Freezer Space YN:

Exterior Information

Other Structures: Other
Ext Construction: Concrete
Roof Construction: Shingle
Foundation: Slab
Road Surface Type: Paved
Road Responsibility: Public Maintained Road
Signage: Street Signage

Audio Surveillance Notice:

of Bays:
of Bays Grade Level:
of Gas Meters:
of Electric Meters:

Green Features

Income and Expense

Realtor Information

List Agent: Mitch Feinsod
List Agent E-mail: mitch@cardinalrow.com
List Agent ID: 286003794
List Agent Fax:
List Office: CARDINAL ROW REAL ESTATE
Original Price: \$1,500,000
On Market Date: 04/28/2022

List Agent Direct: 386-473-6100
List Agent Cell: 386-473-6100
Call Center #: 386-473-6100
List Office ID: 286004799
List Office Phone: 386-873-7033
LP/SqFt: \$448.43

Previous Price: \$1,500,000
Owner: MARK CARO
Spec List Type: Exclusive Right To Sell
Single Agent: 1.5%
Dual Variable Compensation YN:No
Realtor Info: No Sign, Survey Available
Confidential Info:

Showing Instructions: 24 Hour Notice, Appointment Only

Showing Considerations:

Driving Directions: County Road 42 in Paisley. Can't miss the sign for Pirate's Pub!!!!

Realtor Remarks: Some signs inside the bar do not convey (6) 1 well and septic for both and house. Bar games and pool tables are "leased"
Seller attorney closing / title agent.

Price Change: 04/24/2023

Owner Phone:

Bonus:

Non-Rep: 1.5%

Expiration Date: 01/30/2024

Listing Type: Exclusive Right To Sell

Bonus Exp Date:

Trans Broker: 1.5%

Seller's Preferred Closing Agent

Closing Agent Name: Sellers Attorney

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

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