

4.3 ACRES

Location: South side of State Road 46 approximately 1 mile east of the 453 spur interchange, Sorrento, FL

Acreage: Contains approximately 4.3 acres.

Zoning: Lake County R-1 though can likely be rezoned to Commercial

FLUM: Mt. Plymouth – Sorrento Neighborhood and adjacent to Mt. Plymouth – Sorrento Main Street.

Description: This potential commercial property consists of approximately 4.3 acres ideally located on SR 46 1 mile east of the 453 interchange spur road connecting to the Wekiva Parkway (429). The property has approximately 800 feet of frontage on SR 46 and 600 feet of frontage on Orange Street. This property also has a smaller 2 bedroom (could be 3) 1 bath home built in 1955. While the asking price reflects only vacant land value, the home could add some income value to a buyer during any hold period before ultimate commercial development. This location is not only ideal as it is the last potential commercial vacant parcel before entering Sorrento proper, it is also surrounded to the north and west back to the interchange by large amounts of vacant land that likely will be developed into residential subdivisions. Explosive residential growth typically occurs after major interchanges and this location would capture some of that growth. While the property is currently zoned residential (R-1), there is commercial across the highway and the county planning staff has indicated a likelihood of rezoning this site to commercial. The size and location as well as the anticipated residential growth would lend this site to potential self-storage uses though other commercial uses are feasible. The sellers are willing to accept a contract conditioned upon a buyer obtaining commercial zoning.

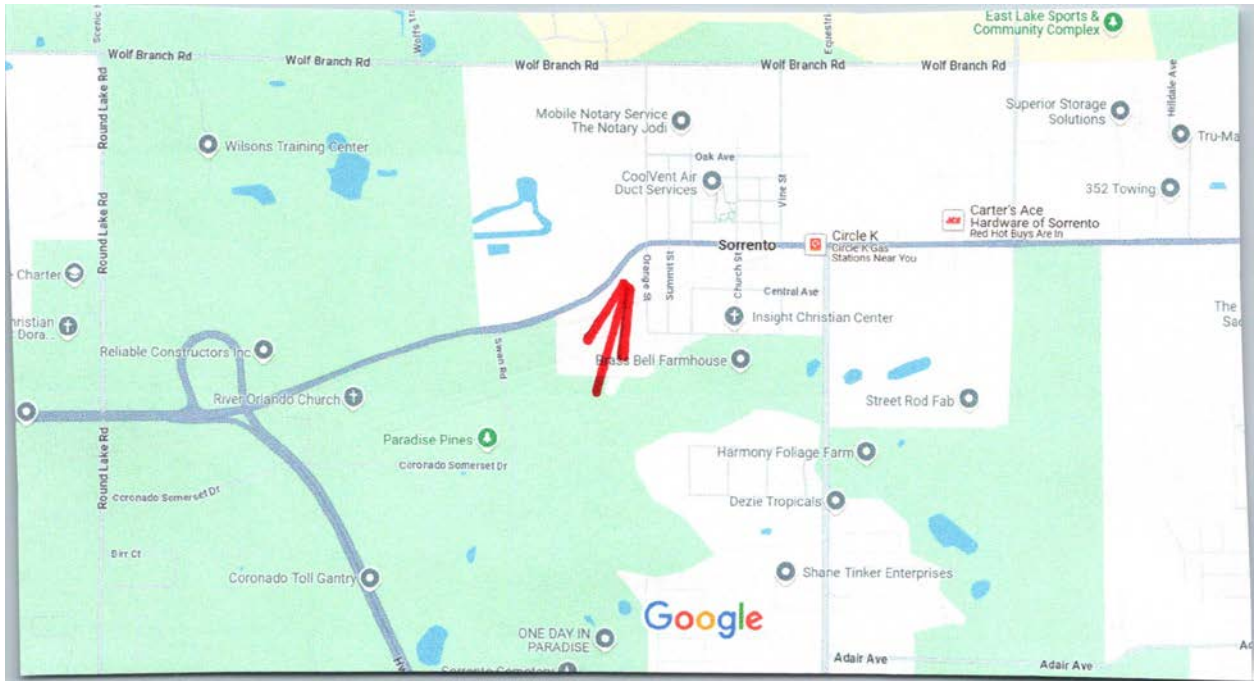
Comments: This is an excellent opportunity to acquire a potential commercial property near the 453 interchange and adjoining the community of Sorrento. Owners will accept a contract subject to commercial or other buyer desired rezoning.

Price: \$860,000.00

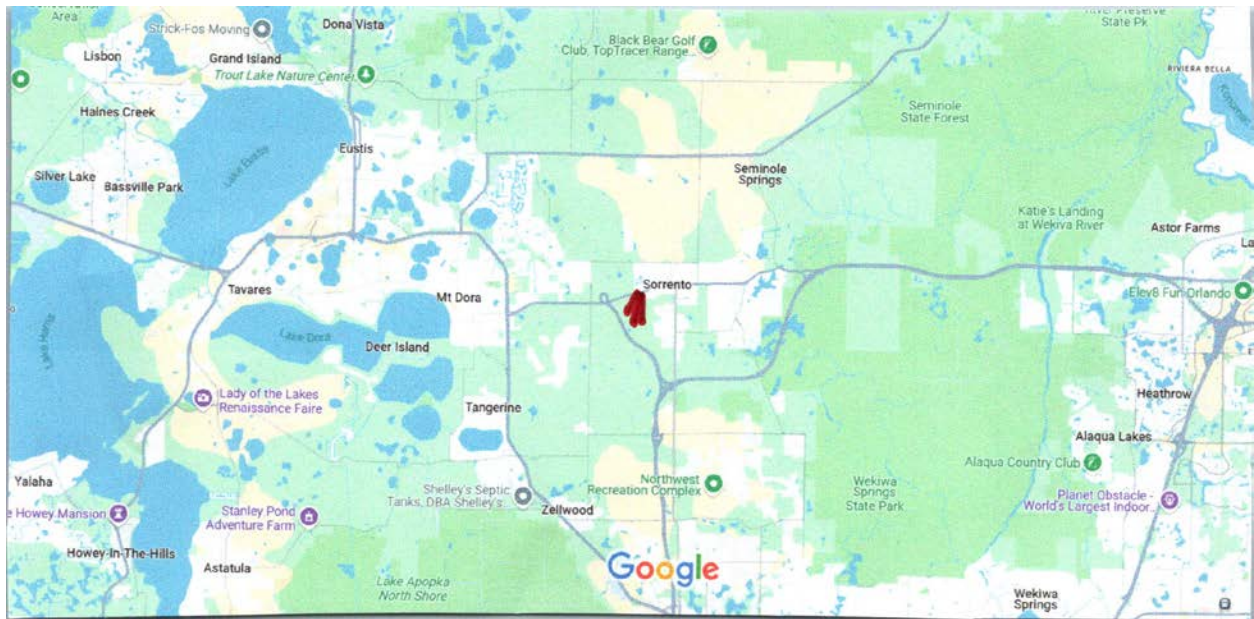
Offered by: Bryan Properties Inc
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County GIS Aerial



Local Map



Area Map

BRYAN PROPERTIES, INC.

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