

3,570 SF OFFICE ON 3.40 AC

INCOME-PRODUCING PROPERTY & AVAILABLE OFFICE

7891 US HIGHWAY 17 S ZOLFO SPRINGS, FL 33890

FOR SALE



SALE PRICE \$320,000

PROPERTY HIGHLIGHTS

- 3,570 SF Single-Tenant Office with (7) Private Offices/Rooms on 3.40 AC
- New Metal Roof
- Large Garage/Storage Area
- Current Income-Generating Lease in Place from Radio Tower
- Built: 1998
- Dedicated Back-Up Generator
- Office Space is Plug-and-Play Media/TV/Radio Ready - Ideal for a Studio User
- Sound-Proofing in Studio Rooms
- Large Parking Lot
- Zoned: A-1
- Parcel ID: R 10-36-25-0000-05550-0000
- Beautiful Excess Land with Landscaped Pond
- Ideally Situated Along the Bluff's Golf Course & Just 11 Miles to the High-Growth Community of Arcadia
- Great Visibility Off of US Hwy 17 With 480 Feet of Frontage (Annual Average Daily Traffic Count: 10,700)



Chris DiBitetto

Managing Broker

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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ADDITIONAL PHOTOS



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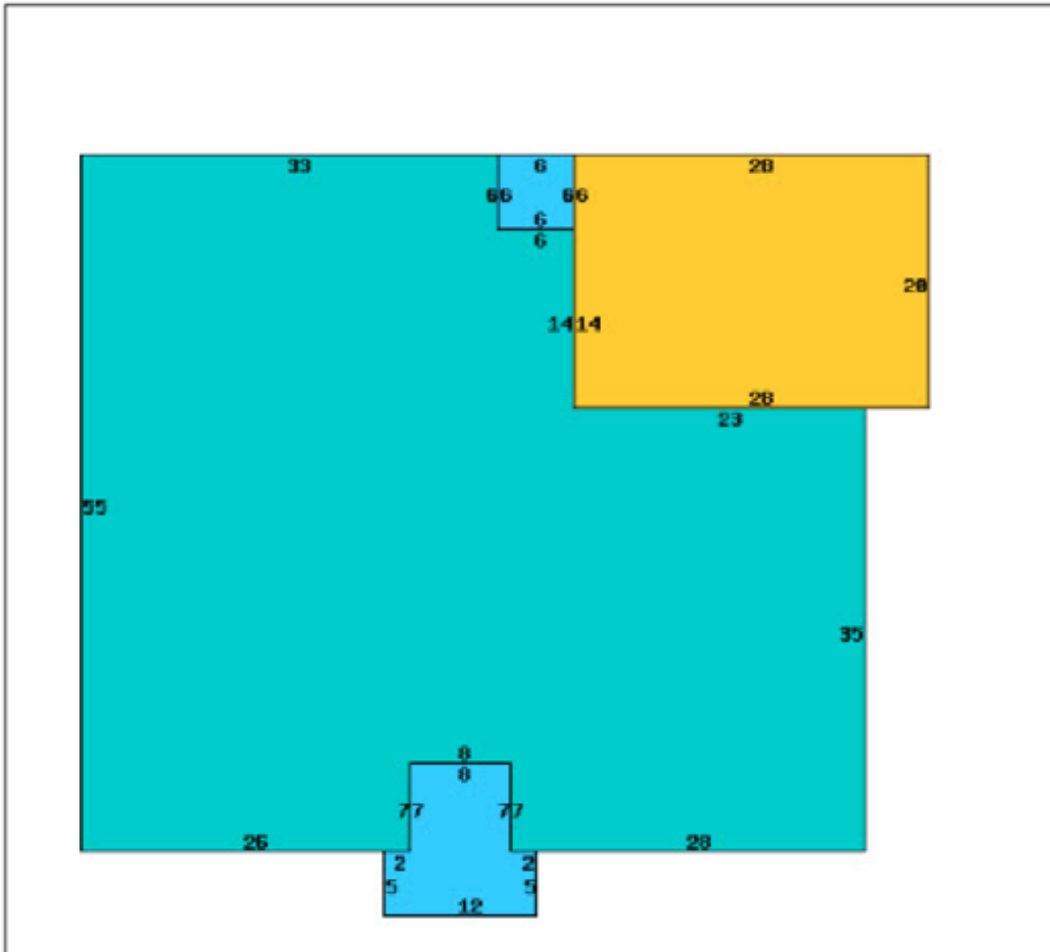
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PROPERTY FLOOR PLAN

Building Sketch



Building Number: 1

Color	Area Type	Area Type Description
Cyan	BAS	HEATED BASE AREA
Light Blue	FOP	FINISHED OPEN PORCH
Dark Blue	FOP	FINISHED OPEN PORCH
Yellow	FGR	FINISHED GARAGE

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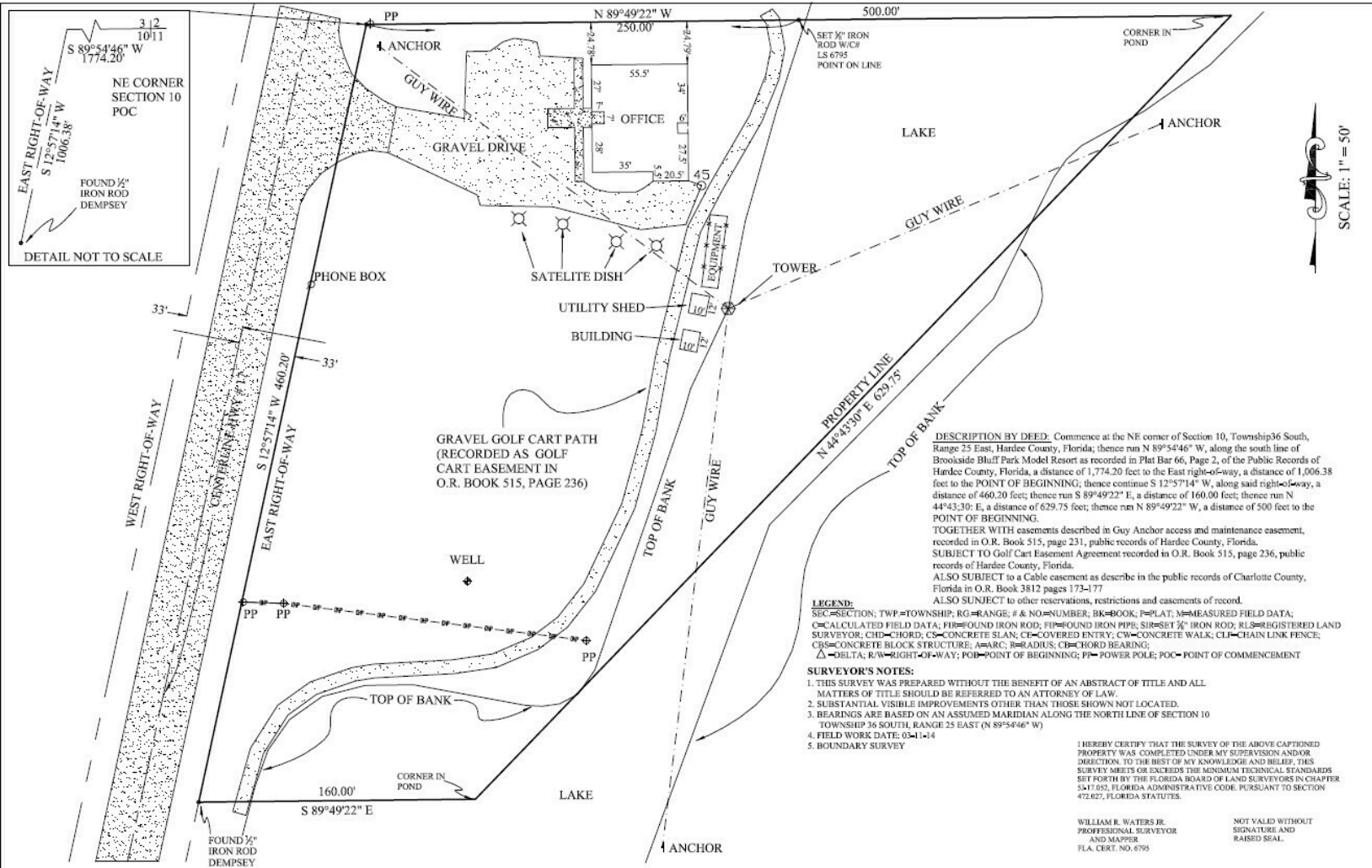
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PROPERTY SITE SURVEY



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