



**4440 NW 155TH ST
REDDICK, FL 32686**
FOR SALE AT \$ 449,999

Parcel ID # 06479-000-00

10 Bedrooms, 4 Baths

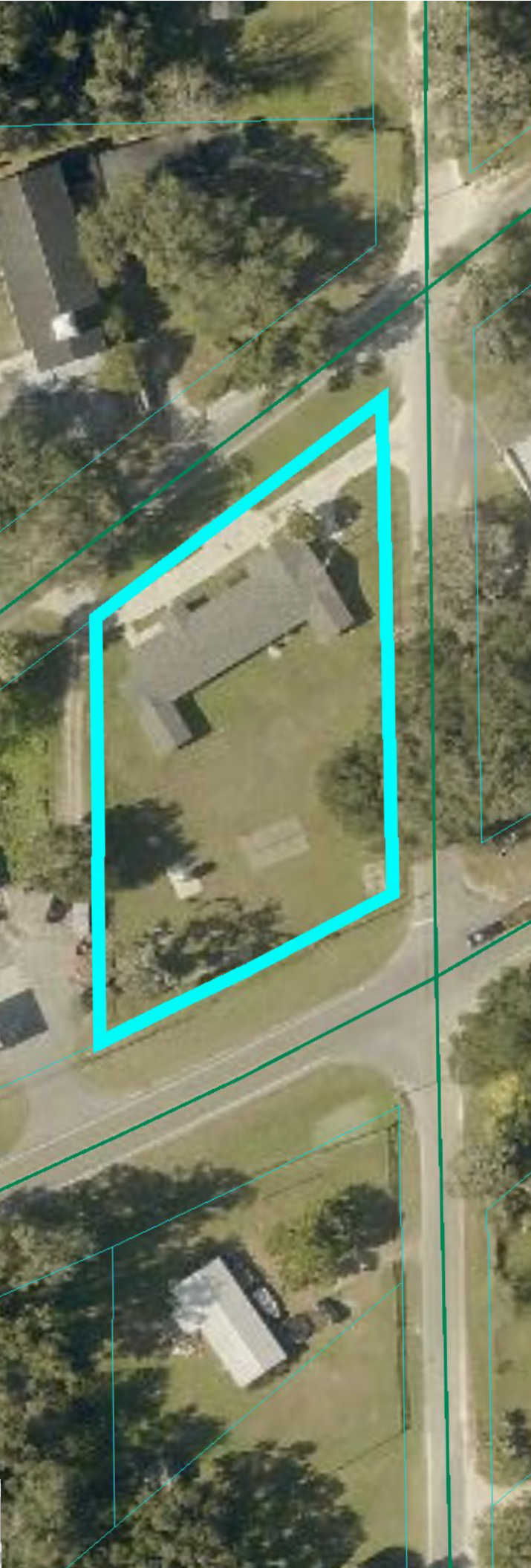
1 Office

City of Reddick "Civic" Zoning



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Property Overview

- Marion County Property Appraiser
Parcel ID # 06479-000-00
- Lot Size: .85 Acres
- Zoning: City of Reddick "Civic"
- Location: Marion County, City of Reddick
- Highlights:
 - 10 Bedrooms, 4 Baths
 - 2 Living Rooms
 - 1 Office
 - Full Kitchen
 - .85 Acre Lot
 - Great potential for Group Home, Daycare, etc

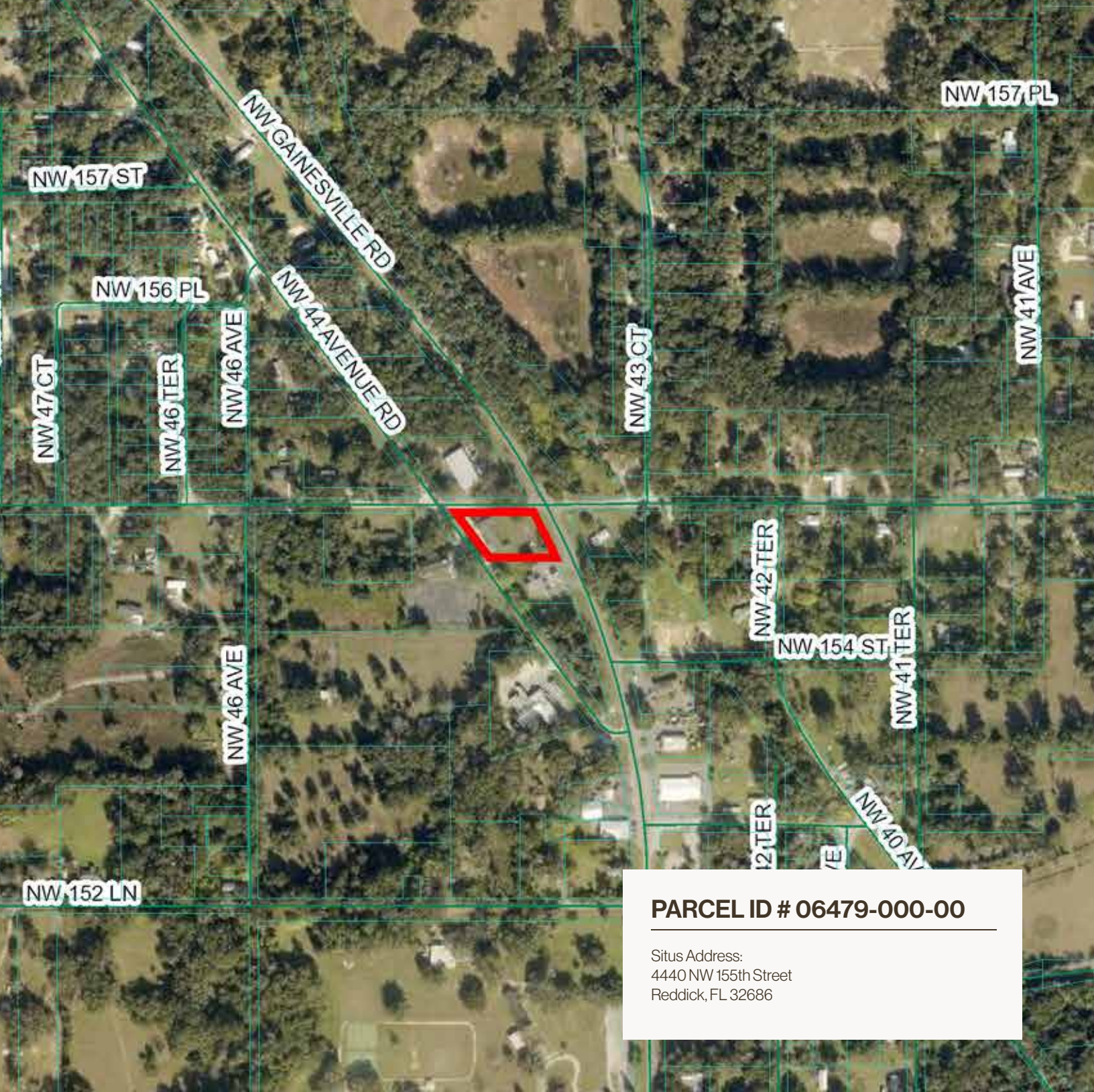


Property Synopsis

Fantastic opportunity in beautiful Reddick, FL! This 4,006 SF building sits on a spacious 0.85-acre lot and offers an ideal setup for a group home, daycare facility, or similar use.

LZoned "Civic" (per Reddick mapping), the property features 10 bedrooms, 4 bathrooms, an office, in-home laundry, 2 large living rooms, and a kitchen, all enhanced by spray foam insulation for energy efficiency. Recent updates include a newer roof and HVAC system (approx. 3 years old). The building is partially fire-sprinkled, with an estimated \$15,000 needed to complete the system to completion. Outside, the expansive yard offers plenty of room for recreation, outdoor programs, or future improvements. Whether you're expanding your business or starting a new venture, this property presents a rare opportunity in a serene small town community setting.





MCPA AERIAL

Legal Description per the Marion County Property Appraiser:

SEC 10 TWP 13 RGE 21

THAT PT OF N 167 FT OF NE 1/4 OF SW 1/4 LYING E OF OLD HWY

441 & W OF RELOCATION OF OLD HWY 441

PROPERTY PHOTOS

