

Commercial Sale Active
MLS# 2007477
DOM 59

481 HIGHWAY 17, Palatka, FL 32177

County: Putnam

\$1,390,000



Year Built:	1966	Property Sub Type:	Industrial
Building Area Total:	17,834	Waterfront:	No
Building Area:	Owner		
Source:		Tax Year:	2023
County:	Putnam	Tax Annual Amount:	5,750.59
Country:	US	Latitude:	29.693828
MLS Area Major:	562-Bardin/West Bostwick	Longitude:	-81.664307
Parcel Number:	370926000004100000		
Lot Size Acres:	9.29		

Tax Legal Description: STINWILL SUBURBAN FARMS MB2 P39 PT OF LOT 29 OR128

Directions: Take HWY 17 North from State Road 19. Destination on the Left before you cross Etonia Creek/Rice Creek Bridge.

Public Remarks: Opportunity of the Century! This 9.29 Acre parcel is Zoned IL (Light Industrial) and is presently being used as Commercial Retail space through the use of a Special Use Permit. The property accounts for roughly 925ft of highway frontage along US Highway 17, which hosts an Annual Average Daily Traffic count of 13,800 vehicles per day! Possibilities are endless with this 17,800+ square foot Concrete Block Building already equipped with 3-Phase Power! As if this wasn't enough, there are two additional 2,160 square foot (36ft x 60ft) warehouse buildings on the property for additional storage. Ideally located between Jacksonville, Gainesville, St Augustine, Palm Coast, & Ocala. Seller-financing available with 25% cash down, amortized over 30 years at 5.5% APR with a 5-year balloon.

Business Type: Industrial; Retail
Construction Materials: Block
Current Use: Retail
Electric: 440 Volts
Fencing: Chain Link
Lot Features: Few Trees; Wetlands

Listing Terms: Cash; Conventional; Owner May Carry
Parking Features: Off Street
Possession: Negotiable
Road Frontage Type: Highway
Roof: Metal
Sale Includes: Building & Land
Sewer: Septic Tank
Utilities: Cable Available; Electricity Connected
Water Source: Well

Provided as a courtesy of

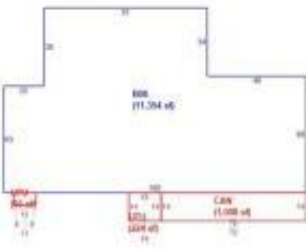


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Putnam County Property Appraiser



Layout of Main Building

Putnam County Property Appraiser



Layout of Both Warehouses

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