OPPORTUNITY ZONE - RETAIL BLANDING & CR 218 FOR SALE

2739 BLANDING BLVD

2739 Blanding Blvd, Middleburg, FL 32068





SALE PRICE:	\$449,000
AVAILABLE SF:	
LOT SIZE:	0.82 Acres
BUILDING SIZE:	2,461 SF
ZONING:	ВВ
PRICE / SF:	\$182.45

PROPERTY OVERVIEW

Prime commercial corner on rapidly growing corner location. Adjacent parcel available for expanded possibilities. Owner retiring after over 20 years in business. Perfect for retail space, office space, or redevelopment. This is a rare opportunity to own a property of this caliber at this value.

PROPERTY HIGHLIGHTS

- Opportunity Zone .82 Acre Zoned BB
- · Currently set up for Used Car Sales
- · Water / Sewer at front of property
- · Median Cut for access from North and South
- Redevelopment Opportunity
- \$449,000

KELLER WILLIAMS FIRST COAST REALTY 151 College Dr, #14 Orange Park, FL 32065 SANDRA KAHLE, CCIM Managing Director

Managing Director 0: 904.541.0700 C: 904.838.6446 skahle@kahlecg.com CYNTHIA MCLAIN, CCIM

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, ornissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and you tax and legal advisors should conduct your own investigation of the property and transaction.

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1" = 30 STATE ROAD NO. 21 POINT OF BEGINNING POINT OF COMMENCEMENT S 43°30'25"W -115.00' N43°30'25"E \$ 45.00 S 88°30'25"W - 42.43' 1=90°00'00" ARC= 47.12' R= 30.00' PARKING 4.6 × 4.6 G'DEVELOPERS EASEMENT (TYPICAL) WALK BOX ON 5 CONC. SLAB FRAME UTILITY fOF 12't DITCH 45.00 N 43°30'25"E 145.00 & OF 10' UTILITY EASEMENT 10 T 10

MAP SHOWING BOUNDARY SURVEY OF:

A parcel of land lying in Lot 8, Block 186, Black Creek Park Unit Two, as per map recorded in Plat Book 11 at pages 34 through 49, inclusive, of the public records of Clay County, Florida and being more particularly described as follows: Commence at the most Westerly corner of said Lot 8 (also being the common corner for Lots 7 and 8 on the Southeasterly R/W line of State Road No. 21) and run N43°30'25"E, along said Southeasterly line and along the Northwesterly line of said Lot 8, a distance of 45.00 feet to the Point of Beginning; thence run S46°29'35"E, along the Northeasterly line of the parcel described in O.R. 1100, page 206 of said public records, 64.25 feet; thence run N43°30'25"E, along the Northwesterly line of that certain easement for water distribution and use as described in O. R. 1100, page 206 of said public records, 40.00 feet; thence run S46°29'35"E, along the Northeasterly line of said easement, 5.00 feet; thence run S43°30'25"W, along the Southeasterly line of said easement, 40.00 feet; thence run S46°29'35"E, along the Northeasterly line of aforesaid parcel (O.R. 1100, page 206), a distance of 180.75 feet to the Southeasterly line of said Lot 8; thence run N43°30'25"E, along last said Southeasterly line, 145.00 feet to the Northeasterly line of said Lot 8 (being also the Southwesterly R/W line of Halpern's Way); thence run N46°29'35"W, along last said Northeasterly line, 220.00 feet to the beginning of a curve concave to the South and having a radius of 30 feet; thence run Southwesterly, along the arc of said curve through a central angle of '90° to the end of said curve (chord = S88°30'25"W 42.43 feet); thence run \$43°30'25"W, along the Southeasterly R/W line of State Road No. 21, a distance of 115.00 feet to the Point of Beginning. Together with that certain easement for water distribution and use as described in O.R. 1100, page 206 of said public records.

RE-SURVEYED: MAY 12, 2003 CERTIFIED TO ; CLAY COUNTY UTILITY AUTHORITY : PREPARED FOR WATSON REALTY CORP.

NOTES:

- 1.) BEARINGS ARE BASED ON THE SOUTHEASTERLY RIW LINE OF STATE ROAD NO. ZI AS SHOWN N. 43° 30' 25" E.
- 2.) ABOVE GROUND IMPROVEMENTS AND TOPOGRAPHY LOCATED ONLY AS SHOWN.
- 3) THIS PROPERTY NOT ABSTRACTED FOR TITLE, EASEMENTS, COVENANTS OR RESTRICTIONS BY THIS SURVEYOR.
- 4) THE LAND SHOWN HEREON LIES IN FLOOD ZONE "X" AS SHOWN ON FLOOD RATE INSURANCE MAD COMMUNITY PANEL NO. 120064, 01200 DATED: NOVEMBER 4, 1992.

MATHEW GRIFFIS LAND SURVEYORS * 2554 BLANDING BLVD STE J * MIDDLEBURG, FL 32068 I certify that this map represents a survey made under my supervision & that said survey meets or exceeds the minimum technical standards pursuant to Chap. 472.027 Fla. Statutes and is correct to the best of my knowledge and belief.

Mathew A. Griffis, F.L. Florida Certificate No. 3743

F.B. 45 Pg. 27 Legend Concrete monument iron (set) iron (found)

904-282-3136 #03-149 JOB # 92-66 #03-149

MAP # /B-218

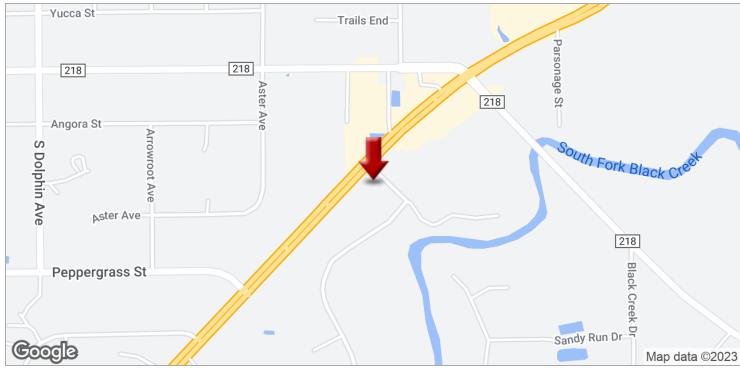
-x- fence power/utility line

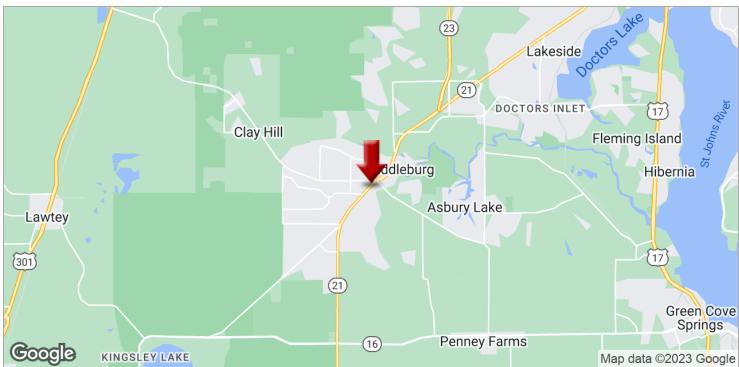
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