

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: BB

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

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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, omissions, 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 your tax and legal advisors should conduct your own investigation of the property and transaction.

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A hand-drawn diagram on a piece of paper. It features a long line drawn at an angle, sloping upwards from left to right. At the top right end of this line, there is a north arrow pointing towards the top right corner of the page. Near the bottom left end of the line, there is a small tick mark. At the very bottom left of the page, the text "1" = 30'" is written in blue ink.

$$1'' = 30'$$

$S 88^{\circ}30'25''W - 42.43'$
 $\Delta = 90^{\circ}00'00''$ ARC = 47.12'
 $R = 30.00'$

HALDEN, S. N. 7070
(80, 210) W. 100

- | | |
|--------|-------|
| LOT 10 | LOT 9 |
|--------|-------|

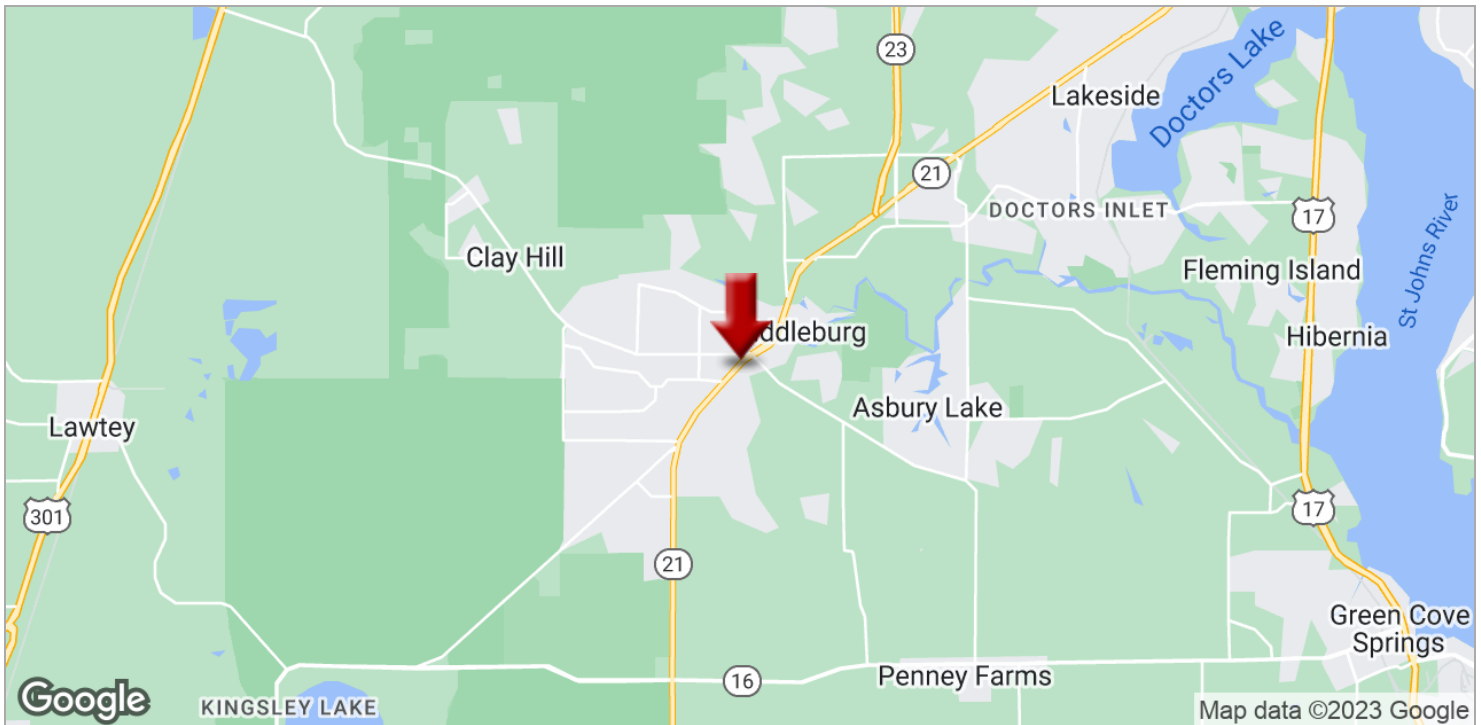
904-282-3136
JOB # 92-66 #03-149
MAP # 1B-21B
F.B. 45 Pg. 27

Matthew A. Griffis, F.L.S.
Florida Certificate No. 3743

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