

FOR SALE

4185 Woodville Hwy Tallahassee, FL 32305

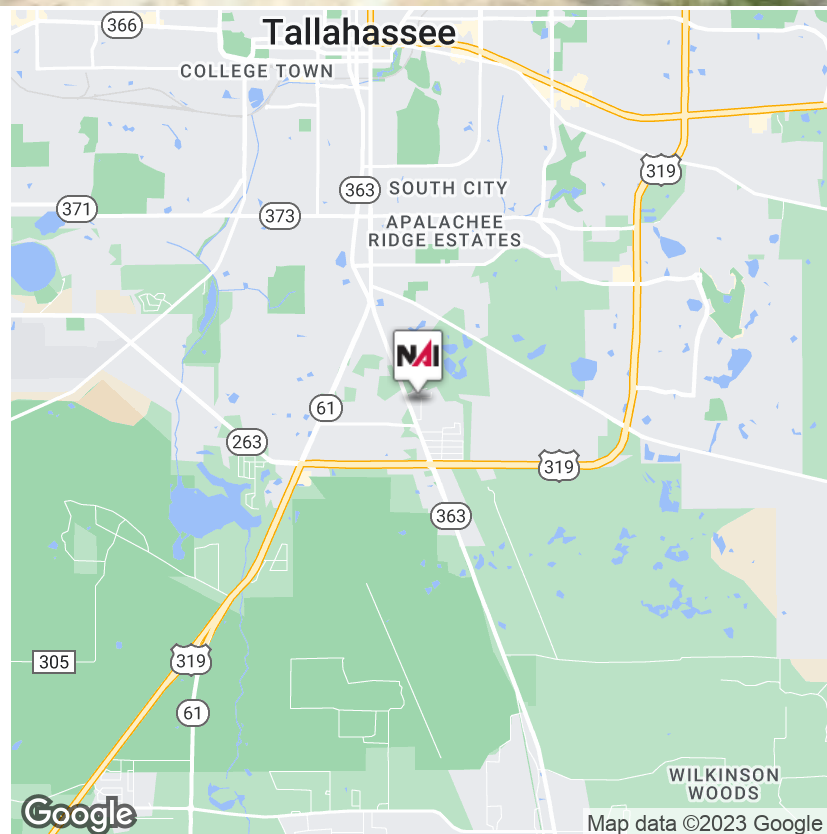
NAI TALCOR



Industrial | 3,000 SF

- Located at the intersection of Ross Road inside Capital Circle
- Three drive in bay shop space
- Clean Phase 1 Environmental Report
- Fenced yard on 1/2 acre for additional exterior storage
- Solid block wall construction
- Three phase power

Sale Price: \$250,000



Alan Richardson
+1 850 545 2273
alan@talcorm.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR

1018 Thomasville Road, Suite 200A
talcorm.com

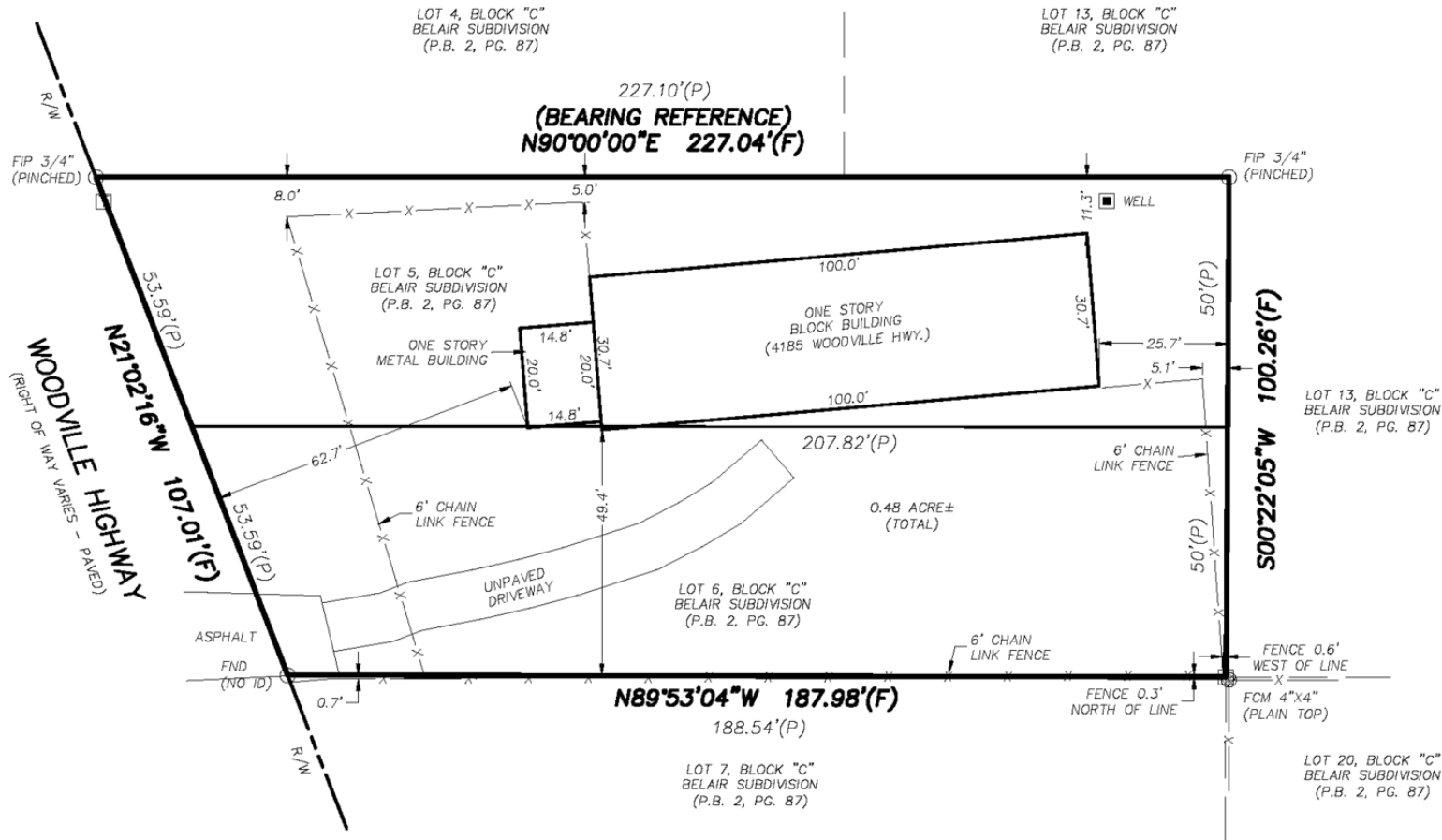
FOR SALE

4185 Woodville Hwy Tallahassee, FL 32305



FOR SALE

4185 Woodville Hwy Tallahassee, FL 32305



CERTIFIED TO:

27 Auto Sales Inc.
Abdelkarem Elsaka
Prime Meridian Bank
Hayward Title Group
Title Resources Guaranty Company

LEGAL DESCRIPTION:

LOTS 5 AND 6, BLOCK "C", BELAIR, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 87 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

ABBREVIATIONS

(C)	= CALCULATED MEASUREMENT
CH	= CHORD
(F)	= FIELD MEASUREMENT
F.F.E.	= FINISH FLOOR ELEVATION
FCM	= FOUND CONCRETE MONUMENT
FIRC	= FOUND IRON ROD AND CAP
ID	= IDENTIFICATION
L	= ARC LENGTH
LB	= LICENSE BUSINESS
N/F	= OWNER NOW OR FORMERLY
No.	= NUMBER
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT MEASUREMENT
PG.	= PAGE
P.B.	= PLAT BOOK
P.C.	= POINT OF CURVATURE
P.I.	= POINT OF INTERSECTION
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.T.	= POINT OF TANGENCY

SURVEYOR'S NOTES:

1. BEARINGS ARE ASSUMED AND REFERENCE TO THE NORTH BOUNDARY (N90°00'00"E) OF LOTS 5 AND 6, BLOCK "C", BELAIR, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 87 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
2. ALL DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE SHOWN.
3. ONLY THOSE IMPROVEMENTS SHOWN HEREON IN SURVEY HAVE BEEN LOCATED.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED EXCEPT AS SHOWN AND NOTED HEREIN. THIS MAP OF SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWINGS THAT MAY BE APPLICABLE TO THE SUBJECT PROPERTY, EASEMENTS, EXCEPT THOSE THAT WERE VISIBLE AT THE TIME OF SURVEY DATE & THOSE KNOWN BY THE SURVEYOR, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING AND OTHER LAND USE REGULATIONS AND OTHER MATTERS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SCALE:	1"=30'	PROJECT NO:	23360
FIELD BOOK:	N/A	SURVEY DATE:	N/A
CAD NO.:	23360	ISSUE DATE:	07/24/23
DRAWN BY:	JND	REVISION:	
CHECKED BY:	SKO	REVISION:	