



**224 E.  
Vermont  
Ave,  
Bushnell**

**\$250,000**

- . 2.26  
Acres**
- . Zoned  
C-2**
- . City  
limits of  
Bushnell**

**G5008520**

**RK-2704**



This commercial listing consists of 2.26 acres and is located in the city limits of Bushnell. The vacant land is designated with a C-2 General Commercial zoning, which allows several permitted uses.

**Century 21**

**Prime Property Resources Inc.**

**352.793.6911**



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**DEMOGRAPHICS FOR  
SUMTER COUNTY, FL**

Population —118,891

Population per Square Mile—170.8

Households —45,868

Owner Occupied Housing Unit Rate—90.3 %

Total Employer Establishments - 1,319

Median Household Income - \$49,874

**Century 21**

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**G5008520 224 E VERMONT AVE, BUSHNELL, FL 33513**

**County:** Sumter  
**Subdiv:** BUSHNELL  
**Style:** Commercial  
**List Date:** 11/07/2018  
**Total Acreage:** Two + to Five Acres  
**Price Per Acre:** \$110,619.00  
**For Lease:** No  
**Flood Zone Code:** X

**Status:** Active  
**List Price:** \$250,000  
**Special Sale:** None  
**ADOM:** 147  
**CDOM:** 147  
**Pets:**

Commercial property located in Bushnell, FL

**Land, Site, and Tax Information**

**Legal Desc:** BEG 20 FT E & 40 FT S OF NW COR OF NE1/4OF NW1/4 RUN E 320 FT S 186.26 FT E 227 .07 FT S 20 FT W 125 FT S 260 FT W 422.07 FT N 466.57 FT TO POB LESS THE W 253FT OF N 260 FT THEREOF NEW PLAT BUSHNELLPB 1 PG 79LESS THAT PORT DEEDED TO STATE FOR R/W IN OR 2450 PG 804

<b>SE/TP/RG:</b> 16-21-22	<b>Zoning:</b>	<b>Block/Parcel:</b> 52
<b>Subdivision #:</b>	<b>Future Land Use:</b>	<b>Front Footage:</b> 60
<b>Tax ID:</b> <a href="#">N16A126</a>	<b>Zoning Comp:</b>	<b>Front Exposure:</b>
<b>Taxes:</b> \$1,368	<b>Tax Year:</b> 2017	<b>Lot #:</b> 0
<b>Homestead:</b>	<b>Annual CDD Fee:</b>	<b>Other Exemptions:</b>
<b>Add Parcel:</b> No	<b>Additional Tax IDs:</b>	
<b>CDD:</b> No	<b>Complex/Comm Name:</b>	
<b># of Add Parcels:</b>	<b>Land Lease Fee:</b>	
<b>Ownership:</b> Fee Simple	<b>Lot Size Acres:</b> 2.26	<b>Lot Size:</b> 98,400 SqFt / 9,142 SqM
<b>Book/Page:</b> 1-79LESS	<b>Waterfront Ft:</b> 0	
<b>Lot Dimensions:</b> Irregular		
<b>Water Frontage:</b> No		
<b>Utilities:</b> Sewer Nearby, Water Nearby		
<b>Water:</b> None		
<b>Sewer:</b> None		

**Community Information**

<b>HOA / Comm Assn:</b> No	<b>HOA Fee:</b>	<b>HOA Pmt Sched:</b>	<b>Mo Maint\$(add HOA):</b>
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**Realtor Information**

<b>List Agent:</b> <a href="#">Robert Southern, Jr.</a>	<b>List Agent ID:</b> 260500268	<b>List Agent Direct:</b> 352-206-4494
<b>E-mail:</b> <a href="mailto:RSouthern21@yahoo.com">RSouthern21@yahoo.com</a>	<b>List Agent Fax:</b> 352-793-8701	<b>List Agent Cell:</b> 352-206-4494
<b>List 2 Agent:</b> <a href="#">Kelly Rice</a>	<b>List Agent 2 ID:</b> 260562492	<b>List Agent 2 Phone:</b> 352-793-6911
<b>List Agent 2 Email:</b> <a href="mailto:kelly.rice@century21.com">kelly.rice@century21.com</a>		
<b>Office:</b> <a href="#">CENTURY 21 PRIME PROPERTY RESO</a>		<b>Office ID:</b> 81600054
<b>Original Price:</b> \$250,000	<b>Office Fax:</b> 352-793-8701	<b>Office Phone:</b> 352-793-6911
<b>Previous Price:</b>	<b>Price Change:</b>	<b>Expiration Date:</b> 10/22/2019
<b>Owner:</b>	<b>Owner Phone:</b>	<b>Listing Type:</b> Exclusive Right To Sell
<b>Listing Service Type:</b> Full Service	<b>Bonus:</b>	<b>Bonus Exp Date:</b>
<b>Single Agent:</b> 3%	<b>Non-Rep:</b> 3%	<b>Trans Broker:</b> 3%
<b>Showing Instructions:</b> Go Direct		
<b>Driving Directions:</b> From the intersection of I-75 and C-48, go east on C-48 approximately 1.5 miles to property on right.		