



**COLDWELL  
BANKER  
COMMERCIAL**

**M.M. PARRISH REALTORS**

## COMMERCIAL CORNER AT BUSY INTERSECTION

\$195,000

12806 SW SR 45  
Archer, FL 32618

AVAILABLE SPACE  
2,352 SF

AREA  
On the SW corner of SR 24 and US 27/41 in Archer



[www.BigBuildings.com](http://www.BigBuildings.com)

**Perry Pursell**

352.665.9731  
p2venture@aol.com

**Brent Riley**

352.213.3333  
briley@mmparrish.com

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7515 W. University Ave., Gainesville, Florida 32607  
352.335.4999

# FOR SALE

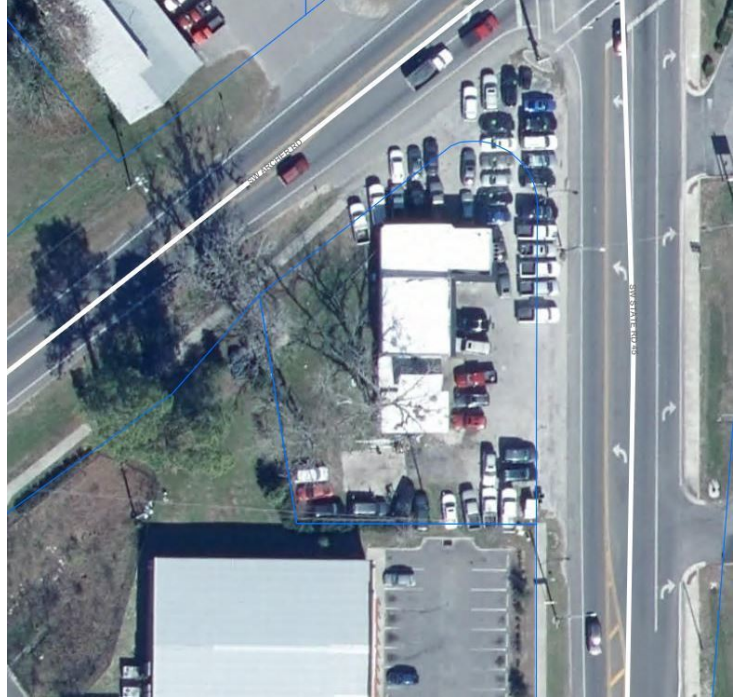
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**SALE**

## COMMERCIAL CORNER AT BUSY INTERSECTION

12806 SW SR 45, Archer, FL 32618



### OFFERING SUMMARY

Sale Price: \$195,000

Lot Size: 0.44 Acres

Building Size: 2,352 SF

MLS #: 425994

Tax Parcel #: 04917-000-000

Zoning: C-2

### PROPERTY OVERVIEW

Automotive sales, repair and other commercial uses on the corner of SR 24 and Highway 27/41 in Archer. Has a lift in repair area, canopy on the exterior, and office area. Could be a retail type operation with lots of traffic flowing between Gainesville and Cedar Key.

### PROPERTY HIGHLIGHTS

**AUTOMOTIVE SALES, REPAIR AND OTHER COMMERCIAL USES IN CITY OF ARCHER**

**PLENTY OF TRAFFIC TRAVELING FROM GAINESVILLE TO CEDAR KEY**

**READY FOR AUTOMOTIVE REPAIR WITH LIFT**

**LARGE LOT AT .44 ACRES**

**ZONING IS C-2**

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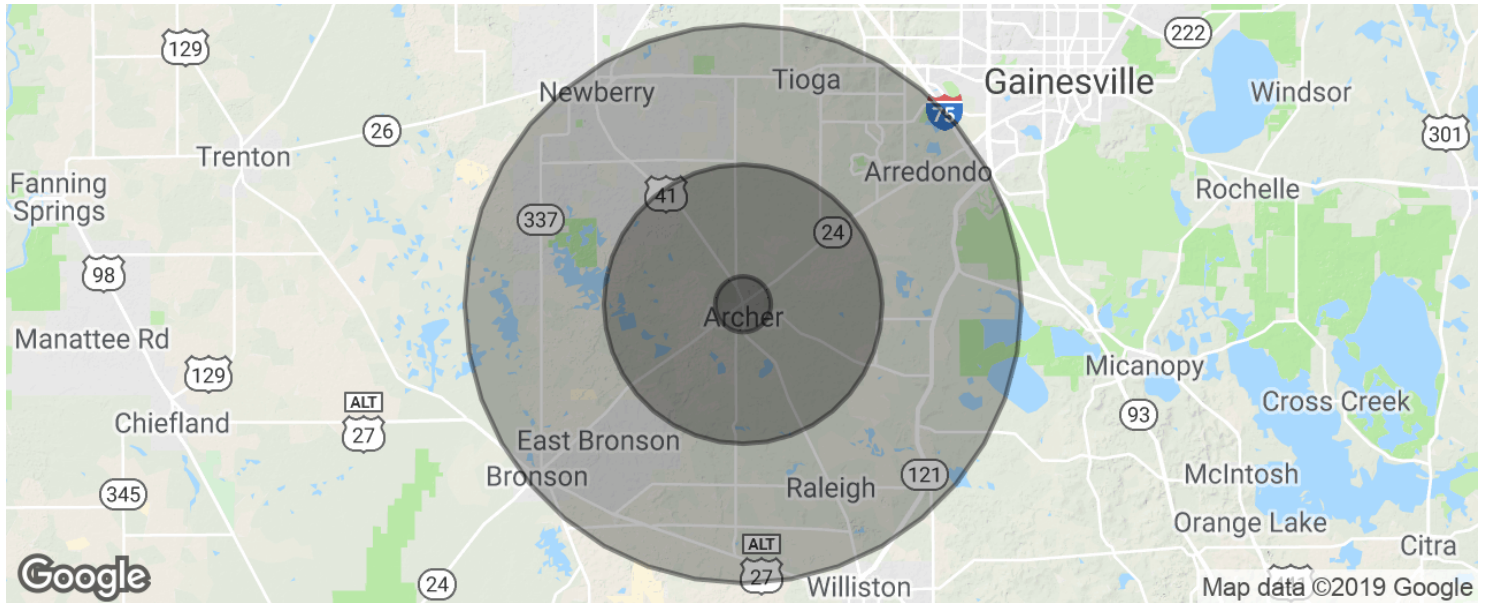
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	1,080	7,743	68,185
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	446	3,098	27,093
Average HH income	\$63,270	\$97,012	\$93,603
Average house value	\$241,401	\$231,713	\$247,983

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019

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### PERRY PURSELL

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### BRENT RILEY

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