



130

**Bushnell
Plaza,
Bushnell**

\$162,500

- **Central
Business
District**
- **City
limits of
Bushnell**

G5014577

K-2739



Commercial property situated in downtown Bushnell. Building is comprised of 2,348 SF and is located in the Central Business District within a block of the Sumter County Historic Courthouse and Judicial Center. Property is situated within the jurisdiction of the City of Bushnell and is zoned CBD.

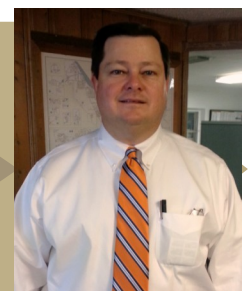
Property abuts downtown square with an abundance of public parking. Zoning allows for professional office, medical, attorney, legal, retail, or financial services. This would be a great solution for those needing to be in close proximity to the courthouse and local government offices.

Kelly Rice, Broker

352-279-7528

Century 21

Prime Property Resources Inc.





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AERIAL MAP



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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

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Century 21

Prime Property Resources Inc.



G5014577 130 BUSHNELL PLZ, BUSHNELL, FL 33513

County: Sumter
Property Subtype: Office
Business Type: Commercial, Medical, Professional Service, Professional/Office, Retail
Ownership: Sole Proprietor
LP/SqFt: \$69.21

Status: Active
List Price: \$162,500

Year Built: 1958
Com Trans Terms:
Com Trans Type: Commercial Sale
Special Sale: None
Lease Rate/Price:
ADOM: 4 CDOM: 4

Heated Area: 2,348 SqFt / 218 SqM
Total Area: 2,348 SqFt / 218 SqM

Net Leasable SqFt: 2,348
Flex Space SqFt:
Office Retail Space SqFt: 2,348

Total Annual Fees: 0.00
Average Monthly Fees: 0.00
New Construction: No
Total Annual Fees: 0.00
Flood Zone Code: C



Commercial property situated in downtown Bushnell, FL. Building is comprised of 2,348 square feet and is located in the Central Business District within a block of the Sumter County Historic Courthouse and Judicial Center. Property is situated within the jurisdiction of the City of Bushnell and is zoned CBD. Property abuts downtown square with an abundance of public parking. Zoning allows for professional office, medical, attorney, legal, retail, or financial services. This would be a great solution for those needing to be in close proximity to the courthouse and local government offices.

Land, Site, and Tax Information

SE/TP/RG: 16-21S-22E	Zoning:	Section #: 16
Subdivision #:	Future Land Use:	Block/Parcel: N/A
Tax ID: N16C038	Zoning Comp:	Front Exposure:
Taxes: \$1,328.00	Tax Year: 2018	Lot #: 20
Book/Page: 1/57	Complex/Comm Name:	Mill Rate:
Alt Key/Folio #:		Front Footage:
Legal Desc: LOT 20 & THE W 14 FT OF LOT 21 BEVILLES SUBD PB 1 PG 57	Flood Zone: C	Land Lease Fee:
Road Frontage: Business District, City Street	Additional Tax IDs:	Lot Size: 3,344 SqFt / 311 SqM
Add Parcel: No		
# of Add Parcels:		
Parking: Curb Parking	Lot Size Acres: 0.08	
Lot Dimensions: 44x76	Waterfront Ft: 0	
Water Frontage: No	Water Name:	
Water Access: No	Water Extras: No	
Water View: No		

Interior Information

Floors:	Total Number of Buildings: 1	# Offices:
A/C: Central Air	Ceiling Height:	Freezer Space YN:

Exterior Information

Ext Construction: Block	# of Bays:
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Income and Expense**Realtor Information**

List Agent: Kelly Rice	List Agent ID: 260562492	List Agent Direct: 352-793-6911
List Agent E-mail: kelly.rice@century21.com	List Agent Fax: 352-793-8701	List Agent Cell: 352-279-7528
List Office: CENTURY 21 PRIME PROPERTY RESO		List Office ID: 81600054
Original Price: \$162,500	List Office Fax: 352-793-8701	List Office Phone: 352-793-6911
List Date: 04/12/2019		LP/SqFt: \$69.21
Previous Price:	Price Change:	Expiration Date: 04/24/2020
Owner: J EVANS CARYL	Owner Phone:	Listing Type: Exclusive Right To Sell
Spec List Type: Exclusive Right To Sell	Bonus:	Bonus Exp Date:
Single Agent: 3%	Non-Rep: 3%	Trans Broker: 3%
Realtor Info: Brochure Available		

Confidential Info: Vacant

Showing Instructions: Call Before Showing, Call Listing Agent, Call Listing Office, Key in Office

Driving Directions: From intersection of C-475 and C-48 (CVS situated on SW quadrant) turn south on C-475 and continue to Bushnell Plaza. Turn left (east) and property will be on the left.

Realtor Remarks: Sold "As Is". Key in Listing Office.

CBD "Central Business District" This district is established to implement comprehensive plan policies to encourage economic activity, living quarters and local employment opportunities within the historic downtown.

1) Permitted uses.

- A) Offices.
- B) Personal services.
- C) Laundromat and dry cleaning retail stores.
- D) Licensed day care centers.
- E) Adult congregate living facilities/skilled nursing.
- F) Single-family conventional detached dwelling units.
- G) Two-family (duplex) dwellings.
- H) Licensed community residential homes with more than six (6) residents provided that a minimum of one thousand feet (1,000') separation is maintained from any other community residential home.
F.S.419.001 (1)(a) F.S. 419.001(2)
- I) Licensed day care center.
- J) Financial services.
- K) Compound use.
- L) Office supplies.
- M) Retail sales and services.
- N) Business services.
- O) Bed and breakfast inns.
- P) Bars and lounges associated with restaurant use.
- Q) Restaurants.
- R) Medical offices/clinics.
- S) Bakery/deli.
- T) Banks.
- U) Game/indoor recreation facilities.
- V) Health/exercise clubs.
- W) Hotels, motels.
- X) Convenience stores without fuel service.
- Y) Churches -parsonage.
- Z) Theaters.
- AA)Clubs, lodges and fraternal organizations.
- BB)Parking garages.
- CC)Repair shops except paint and body.
- DD)Ambulance stations.
- EE) Commercial portable or temporary structure.
- FF) Commercial Pole barns or sheds.
- GG) Strip stores under 20,000 square feet.
- HH) Outdoor display.
- II) Tents.

2) Uses expressly prohibited.

- A) Wholesale commercial uses.
- B) Industrial land uses.
- C) Any use prohibited by city, state or federal law.

3) Site Plan Approval.

- A) A site development plan shall be required per Article 8, Section 65-90 of this Code prior to final project approval.

4) Design standards.

- A) There is no minimum lot area.
- B) There is no minimum lot width.
- C) The maximum building height shall be forty (40) feet.

- D) Minimum setback requirements:
1. Front yard setback: None.
 2. Side yard setback: None.
 3. Rear yard setback: None; however, a use must have exits on two different sides. Otherwise, the setback is ten (10) feet.
- E) The maximum impervious surface ratio (which includes building coverage) shall not exceed one hundred (100) percent.
- F) The maximum floor area ratio (FAR) shall not exceed three hundred (300) percent.
- G) Residential uses may be permitted as a secondary use at 2nd floor or above. Residential density shall not exceed 15 units/acre.
- H) Loading areas as required per Chapter 60 will be provided except where such areas are determined by the Zoning Administrator to be infeasible for existing buildings.