

2 ACRE - ZONED BB - RETAIL/FLEX/OFFICE FOR SALE

2551 CR 220

2551 CR 220, Middleburg, FL 32068



OFFERING SUMMARY

SALE PRICE:	\$675,000
LOT SIZE:	2.07 Acres
ZONING:	BB
MARKET:	Clay

LOCATION OVERVIEW

325' frontage along CR 220, Adjacent to Clay Park & Ride

PROPERTY HIGHLIGHTS

- Excellent location at CR 220 & College Dr
- 1900 SF Warehouse w / additional covered outside storage
- Water / Sewer connected to the property
- 325' frontage on CR 220
- Median Cut for Access
- 2.07 Acre - Zoned BB
- \$675,000

KW COMMERCIAL
4465 U.S. Hwy 17,
Suite 2
Fleming Island, FL 32003

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Kahle Commercial Group

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

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COUNTY ROAD No. 220

PLANTATION DRIVE

Map Showing Topographical Survey of
A portion of Business Tract 'C', Tara, Clay County,
Florida, according to plat thereof recorded in Plat
Book 7, page 47 of the public records of said county.

For: Mr. Clark Hess

Scale 1" = 20'

December 14, 1994

Amended October 9, 1996 to show new R/W Line.
Amended November 15, 1996 to show Wetlands Location.

Elevations shown hereon are based on U.S. Coast and Geodetic
Survey data and originated from GGD spike nail in a powerpole
at the northwest corner of the property shown hereon.
Elevation = 12.15 NGVD 1929

GENERAL NOTES

- Bearings shown hereon are based on the record bearing of S 89°55'00" E for the south line of County Road No. C-220.
- This survey was based on documents provided and was not abstracted for easements, covenants or restrictions, title overlaps, or other matters of record or matters unrecorded by this surveyor.
- Underground utilities serving or crossing this property have not been located or shown.
- Easements shown hereon are for drainage and utilities unless noted otherwise.
- This survey depicts visible improvements only; no underground improvements or footings were located.



LEGEND

- Found 4"x4" Concrete Monument
- Found Iron Pipe 1/2" (No I.D. #)
- Set 1/2" Iron Pipe (LB 1381)
- Fence
- Powerline/Pole and Anchor
- Telephone Line
- Cable T/V Line
- Concrete Air Conditioner Pad
- Concrete Elec. Transformer Pad

NOTE:
I have examined the Federal Emergency Management Agency Flood Insurance Rate Map dated November 4, 1992 which is vague, not to scale, and which shows streets not in their correct location. It appears, based on my interpretation of said Rate Map, that this property is situated in Zone 'X'.

ABBREVIATIONS

AC	Air Conditioner
B.R.L.	Building Restriction Line
Chd.	Chord
Conc.	Concrete
D.B.	Deed Book
Drng.	Drainage
Easem.	Easement
ET	Electric Transformer
FM	Field Measurements
F	Iron Pipe
L	Arc Length
O.R.B.	Official Records Book
P.B.	Part of Book
P.C.	Point of Curve
P.T.	Point of Tangency
F.C.P.	Permanent Control Point
R.M.	Permanent Reference Monument
R	Radius
R/W	Right-of-Way
T	Tangent Length
UT	Utilities
Δ	Delta (Central Angle)

I hereby certify that this survey meets the minimum technical standards set forth by the Board of Professional Land Surveyors, pursuant to Section 472.027, Fla. Statutes

Harold T. Eiland
Harold T. Eiland
Registered Land Surveyor
Florida Certificate No. 2518

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