



6400

C-48,
Bushnell

\$249,999

- 1.37
Acres
- Zoned
C-2
- City
limits of
Bushnell

G5013791

K-2737



NEW COMMERCIAL LISTING!! This listing consists of 1.37 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. Property includes approximately 150 feet of road frontage along C-48. **PHOTOS AND MORE DETAILS COMING SOON!!**

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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G5013791 6400 CR 48, BUSHNELL, FL 33513**County:** Sumter**Status:** Active**Subdiv:****List Price:** \$249,999**Style:** Commercial**List Date:** 04/01/2019**Special Sale:** None**Total Acreage:** One + to Two Acres**ADOM:** 1**Price Per Acre:**\$182,481.00**CDOM:** 1**For Lease:** No**Pets:****Flood Zone Code:**A

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Land, Site, and Tax Information**Legal Desc:** THE E 146.09 FT OF N 447.26 FT OF W1/2 OF NW1/4 OF NW1/4 LESS ST RD 48 R/W OR 170 PG 298**SE/TP/RG:** 18-21-22**Zoning:** C-2**Block/Parcel:** N/A**Subdivision #:****Future Land Use:****Front Footage:** 150**Tax ID:** [N18-047](#)**Zoning Comp:****Front Exposure:****Taxes:** \$238**Tax Year:** 2018**Lot #:** 0**Homestead:****CDD:** No**Annual CDD Fee:****Other Exemptions:****Add Parcel:** No**# of Add Parcels:****Additional Tax IDs:****Ownership:** Fee Simple**Complex/Comm Name:****Book/Page:** 3162/301**Land Lease Fee:****Lot Dimensions:** IRREGULAR**Lot Size Acres:** 1.37**Lot Size:** 59,677 SqFt / 5,544 SqM**Water Frontage:**No**Waterfront Ft:** 0**Utilities:** Electricity Available, Water Available**Water:** None**Sewer:** None**Community Information****HOA / Comm Assn:** No**HOA Fee:****HOA Pmt Sched:****Mo Maint\$(add HOA):****Realtor Information****List Agent:** [Kelly Rice](#)**List Agent ID:** 260562492**List Agent Direct:** 352-793-6911**E-mail:** kelly.rice@century21.com**List Agent Fax:** 352-793-8701**List Agent Cell:** 352-279-7528**Office:** [CENTURY 21 PRIME PROPERTY RESO](#)**Office ID:** 81600054**Original Price:** \$249,999**Office Fax:** 352-793-8701**Office Phone:** 352-793-6911**Previous Price:****Price Change:****Expiration Date:** 03/26/2020**Owner:****Owner Phone:****Listing Type:** Exclusive Right To Sell**Listing Service Type:** Full Service**Bonus:****Bonus Exp Date:****Single Agent:** 3%**Non-Rep:** 3%**Trans Broker:** 3%**Showing Instructions:** Call Before Showing, Call Listing Agent, Call Listing Office, Go Direct**Driving Directions:** From Bushnell, travel west along C-48 past the I-75 interchange. Property will be on the south side of the road just before the intersection of CR 616. (look for Realtor sign)