



**S US 301,
Bushnell**

\$130,000

. 1.54

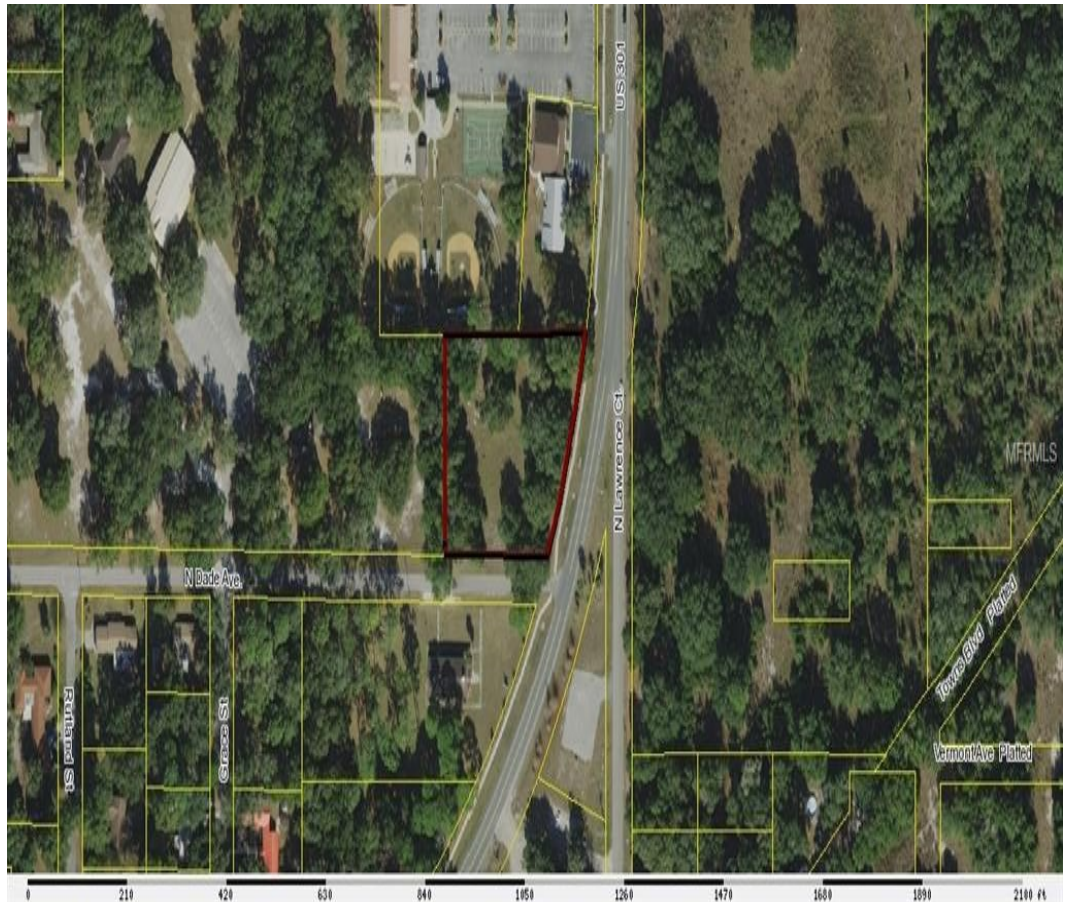
Acres

. Zoned

C-2

G5010225

A-2713



Do you need more space for your business? Maybe you have thought about the possibilities of expanding and building your own office...NOW IS THE TIME!

Beautiful vacant parcel on about 1.54+/- acres.

Very close proximity to Sumter County's Courthouse and all that downtown Bushnell has to offer. This CORNER LOT would make a great location for a professional office. Property is already zoned C-2.

2019 is your year to grow in Bushnell.

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

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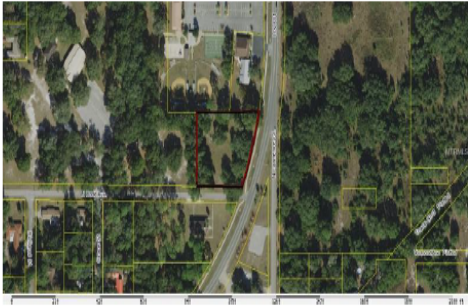
G5010225 S US 301, BUSHNELL, FL 33513

County: Sumter
Subdiv: BUSHNELL

Status: Active
List Price: \$130,000

Style: Commercial
List Date: 12/30/2018
Total Acreage: One + to Two Acres
Price Per Acre: \$84,416.00
For Lease: No
Flood Zone Code: X

Special Sale: None
ADOM: 82
CDOM: 82
Pets:



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Land, Site, and Tax Information

Legal Desc: BEG 370 FT W & 420 FT S OF NE COR OF NE1/4 OF FOR POB RUN S 215 FT E TO STHWY 301 N E/LY ALONG HWY TO PT DUE E OF BEG W TO BEG BEING IN BLK 69 NEW PLAT BUSHNELL PB 1 PG 79

SE/TP/RG: 16-21-22

Subdivision #:

Tax ID: [N16A223](#)

Taxes: \$557

Homestead:

Add Parcel: No

Ownership: Fee Simple

Book/Page: 1-79

Lot Dimensions: irregular

Water Frontage: No

Utilities: Electrical Nearby, Sewer Nearby, Telephone Nearby, Water Nearby

Water: None

Sewer: None

Zoning:

Future Land Use:

Zoning Comp:

Tax Year: 2017

Annual CDD Fee:

Additional Tax IDs:

Complex/Comm Name:

Land Lease Fee:

Lot Size Acres: 1.54

Waterfront Ft: 0

Block/Parcel: 69

Front Footage: 244

Front Exposure: East

Lot #: 0

Other Exemptions:

Lot Size: 67,200 SqFt / 6,243 SqM

Community Information

HOA / Comm Assn: No

HOA Fee:

HOA Pmt Sched:

Mo Maint\$(add HOA):

Realtor Information

List Agent: [Summer Alvis](#)

E-mail: SummerAlvis@yahoo.com

Office: [CENTURY 21 PRIME PROPERTY RESO](#)

Original Price: \$130,000

Previous Price:

Owner:

Listing Service Type: Full Service

Single Agent: 3%

Showing Instructions: Use ShowingTime Button

Driving Directions: From I-75 in Bushnell. Take c 48 east, cross over C-475 and continue on Belt Ave., turn right on US 301, property on right.

List Agent ID: 260503186

List Agent Fax: 352-793-8701

Office Fax: 352-793-8701

Price Change:

Owner Phone:

Bonus:

Non-Rep: 3%

List Agent Direct: 352-303-8708

List Agent Cell: 352-303-8708

Office ID: 81600054

Office Phone: 352-793-6911

Expiration Date: 12/30/2019

Listing Type: Exclusive Right To Sell

Bonus Exp Date:

Trans Broker: 3%