

**Property Details**

Price	\$1,100,000
Gross Leasable Area	6,630 SF
Lot Size	133,037 SF
Price/SF	\$165.91 /SF
Property Type	Retail
Property Sub-type	Strip Center
Additional Sub-types	Office Building Vehicle Related Retail Pad
Property Use Type	Investment
Tenancy	Multiple
Status	Active

**Broker Information**

greg dion  
(321) 663-6728

**Property Notes****Property Description**

6600 gross sq ft. commercial-industrial building situated on the last 3.3 acres on US 41 in Charlotte harbor. Charlotte County recently installed city sewer to subject location, which makes new development possibilities unlimited. Current zoning: 6 story hotel, auto, boat, and motorcycle dealerships, auto body shop, auto repair, outside storage etc. Also accommodates professional business offices on US 41. Property has frontage in rear on Hancock Ave as well. Private financing available on qualified buyer. Please note...tenants in place....CONFIDENTIAL.....Contact Greg Dion owner/agent for private showing..941-276-3639

**Location Description**

US41 SOUTH - IN CHARLOTTE HARBOR - NEXT DOOR TO HARBOR NISSAN

Photos

