



Commercial Real Estate Auction

Higgenbotham Auctioneers Int., Ltd., Inc.
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**7461 S Suncoast Blvd, (US Hwy 19)
Homosassa, FL 34446**

14,890± SF Multi-Use Building

**On-site & Online Auction:
11 A.M. Friday, June 14**

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14,890± SF multi-use building, office, retail, warehouse and situated on US Highway 19 between US 98 and Homosassa Springs, FL!



**Includes 1BD/1BA
Apartment!**



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Property Location: 7461 S Suncoast Blvd, (US Hwy 19) Homosassa, FL 34446

Preview: 10:00 A.M. - 2:00 P.M. Thursday, June 6

Details: 14,890± SF multi-use building, office, retail, warehouse and situated on US Highway 19 between US 98 and Homosassa Springs, FL. With 3.8± acres of rectangular land and 350' on US Highway 19, allowing for superior exposure. The front of the building is a show room layout with the back being used as storage/warehouse with a roll up door on the North end of building. Abundant parking in front with additional outside storage around the perimeter of building. There is an apartment in the rear of the building on the second level.

Directions: Located directly on Suncoast Blvd (Highway 19) and 3 miles from Ponce De Leon Blvd (US Highway 98).

Real Estate Terms: Real Estate Terms: 10% Due Day Of Sale. Balance Due At Closing On Or Before 45 Days. 10% Buyers Premium. Pre-auction offers are accepted. Subject to pre-auction sale, change or withdrawal without notice. Phone Bidding Available, Pre-Registration Required At Least 48 Hours In Advance. \$2,000 Deposit Required In Advance. **Disclosure:** Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurement, & other figures described in this brochure are approximate and therefore not necessarily to scale. All properties sold AS IS, WHERE IS. Not responsible for accidents or injuries. All properties subject to sale prior to auction. 190614 M.E. Higgenbotham, CAI, CES, AARE FL Lic. #AU305 AB158.

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