



ONSITE & ONLINE AUCTION

Higgenbotham Auctioneers Int., Ltd., Inc.
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*21,025± SF commercial building with
925' road frontage, 24,000 AADT!*

**Commercial Building on
4.1± AC in Brooksville, FL**
Auction: 11 AM Tuesday, October 27th

Commercial Building on 4.1± AC *5143 Broad Street, Brooksville, FL, 34601*

One of the largest commercial buildings available in Hernando County!
Property Preview: 11:00am – 3:00pm on Tuesday, October 20th



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ONSITE & ONLINE AUCTION

Commercial Building on 4.1± AC 5143 Broad Street, Brooksville, FL, 34601 Onsite & Online: 11 AM Tuesday, October 27th



Additional 5,520± SF Warehouse



21,025± SF commercial building on 4.1± AC with 925' road frontage, 24,000 AADT. This building is one of the largest commercial buildings available in Hernando County. Dual zoning C-2 and AG. Close proximity to Brooksville Tampa Bay Regional Airport, Bayfront medical hospital, Hernando County fairgrounds, Suncoast Parkway, Hernando County Courthouse, Wal-Mart and Lowes. Located in between two nice residential developments-Hernando Oaks Golf and Country Club and Southern Hills Plantation Club.

- New Roof (2016) with transferrable warranty
- Tilt slab construction with steel truss beams
- Additional 5,520± sf metal warehouse with 3 roll-up doors
- Security system with surveillance cameras, interior and exterior
- 30' lighted commercial sign
- Central AC
- 10' suspended ceiling
- Entire perimeter fenced

Directions: Go South from Cortez Blvd on Broad (US-41), approximately 1-mile past Southern Hills Blvd, look for auction signs.

Preview Times: 11:00am – 3:00pm, Tuesday October 20th

Real Estate Terms: \$30,000. Deposit (Personal Or Business Check Accepted) Due Day Of Sale. Balance Due At Closing On Or Before 45 Days. 10% Buyer's Premium. Online/App Bidding: \$1,000 Credit Card Authorization to Bid. (Funds will be released at the close of the sale). Earnest Money Deposit of \$30,000.00 Due Within 24 Hours Of Auction Via Wire Transfer, Remaining Balance Due At Closing On Or Before 45 Days. 11% Buyer's Premium. Telephone Bidding: Phone Bidding Available, Pre-Registration Required At Least 48 Hours 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. 201027 M.E. Higgenbotham, CAI, CES, AARE FL Lic. #AU305 AB158.

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