

GC521216 19327 NW US 441 HWY, HIGH SPRINGS, FL 32643

County: Alachua
Legal Subdivision Name:
Property Style: Restaurant
Ownership: Sole Proprietor
Lot Features:
Flood Zone Code: X

Status: Active

List Price: \$339,900
LP/SqFt: \$192.25
Year Built: 1957

Flex Space SqFt:
Office Retail Space SqFt:
New Construction: No
Construction Status:
Number of Tenants:
Financial Package:

Special Sale: None
ADOM: 237
CDOM: 237
Heated Area: 1,672 SqFt / 155 SqM
Total Area: 1,768 SqFt / 164 SqM

Opportunity is knocking, Commercial Property on US highway 441 in High Springs. Sold as a turn key Restaurant, Cafe Bakery or use the building as most any other Commercial endeavor. Over 200 feet of highway road frontage. Located 2 blocks north of High Springs Main Street, 1 block north of CVS, in front of the High Springs Community center, with its playground and numerous ball fields. With an estimated 10,000-12000 cars going by each day (RPR Property report). Statistics show over 1 million tourists visit the area annually to enjoy this recreational paradise. Presently for the last 10 years, the property has been home to the Station Bakery. Included in the price are 4 refrigerators (2 commercial, 2 standard), coke machine, 1 ovens, 1 bread oven, refrigerated display case, ice cream freezer, ice maker, meat slicer, sandwich press, 3 sinks, tables and chairs and more. This equipment has now been added to convey with sale.

Land, Site, and Tax Information**Legal Desc:** G E FOSTER ADDN PB A-6 LOT 1 BK 35 N OF R/W ALSO S1/2 OF THAT PART OF 6TH AVE ADJ LOT 1 OR 4159/1412**SE/TP/RG:** 34-7-17**Subdivision #:****Between US 1 & River:****Tax ID:** [00695-000-000](#)**Taxes:** \$3,276.00**Auction Type:****Auction Firm/Website:****Book/Page:****Alt Key/Folio #:****Road Frontage:** Highway**Add Parcel:** No**# of Parcels:****Flood Zone:** X**Property Use:** Restaurant**Property Status:****Utilities Data:****Parking:****Census Block:****Census Tract:****Representation:****Lot Dimensions:****Total Acreage:** 0 to less than 1/4**Condo Environment YN:****Converted Residence YN:****Water Frontage:** No**Water Access:** No**Water View:** No**Addtl Water Info:****Interior Information****Floors:****# of Restrooms:****A/C:** Central Air**Heat/Fuel:** Exhaust Fans**Total Number of Buildings:** 1**# of Hotel/Motel Rooms:****Ceiling Height:****Window Features:****# Offices:****# of Conference/Meeting Rooms:****Ceiling Type:****Water:** Public**Exterior Information****Other Structures:****Ext Construction:** Concrete**Roof Construction:****Electric Service:****# of Water Meters:****# of Gas Meters:****# of Electric Meters:****# of Bays:****# of Bays Grade Level:****# of Bays Dock High:****Building Elevator Y/N:****Eaves Height:****Door Width:****Easements:****Garage Door Height:****Adjoining Property:****Accessory Buildings:****Transportation Access:****Foundation:** Slab**Road Surface Type:** Paved**Road Responsibility:** Public Maintained Road**Building Features:****Signage:****Door Height:****Audio Surveillance Notice:****Income and Expense****Annual Net Income:****Annual Total Scheduled Income:****Annual Expenses:****Operating Expenses:****Net Operating Income:****Ann Income Type:**

Net Operating Income Type:

Green Features	
Disaster Mitigation:	Green Water Features:
Indoor Air Quality:	Green Landscaping:
Green Energy Features:	Green Sustainability:
Green Energy Generation:	
Solar Panel Ownership:	

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