

# \$100,000 - 1427 W C 48, BUSHNELL

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MLS® #G5087126

## \$100,000

Bedroom, Bathroom, 6,250 sqft  
Commercial Lease on 1.30 Acres

N/A, BUSHNELL, FL

6,250 SQFT mixed-use building perfect for your retail, office, or even warehouse needs is now available! Located on the highly commuted CR 48 with an average daily traffic count of 12,500 trips this property is less than a mile away of I-75 and in the path of The Villages growth. With easy access to HWY 301, I-75, CR 48, ETC. This property is centrally located of The Villages, Wesley Chapel, Wildwood, and so much more. Situated on 1.3 acres this property is completely fenced with 3-phase power, security bollards, a mature landscape, and sidewalk access. Featuring a total of 6,250 SQFT this property has a 2,250+/- office/showroom, with a 4,000+/- SQFT warehouse/work area featuring 22-foot eaves, a full security camera system, coded locks, automatic security doors, and so much more. The office/showroom features five offices, tile flooring, a safe room, 2 restrooms, and LED lighting with charming wood appeal. The warehouse spaces a half kitchen, bathroom, 2 air-conditioned workspaces, an air compressor with hookups, and a massive 2,500 SQFT mezzanine allowing for plenty of storage. With endless possibilities of this property is perfect for all your needs with the convenience and ease you have been looking for.



Built in 2003

## Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | G5087126            |
| Price          | \$100,000           |
| Sold Price     | \$100,000           |
| Sold Date      | November 19th, 2024 |
| Square Footage | 6,250               |
| Acres          | 1.30                |
| Year Built     | 2003                |
| Type           | Commercial Lease    |
| Sub-Type       | Warehouse           |
| Status         | Leased              |

### **Community Information**

|             |             |
|-------------|-------------|
| Address     | 1427 W C 48 |
| Area        | Bushnell    |
| Subdivision | N/A         |
| City        | BUSHNELL    |
| County      | Sumter      |
| State       | FL          |
| Zip Code    | 33513-8973  |

### **Amenities**

|         |                 |
|---------|-----------------|
| Parking | 19 to 30 Spaces |
|---------|-----------------|

### **Interior**

|         |                                                                         |
|---------|-------------------------------------------------------------------------|
| Cooling | A/C - Office Only, Central Air, Mini-Split Unit(s), Wall/Window Unit(s) |
|---------|-------------------------------------------------------------------------|

### **Exterior**

|            |       |
|------------|-------|
| Roof       | Metal |
| Foundation | Slab  |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2024 |
| Days on Market | 385                  |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | FLAMINGO REAL ESTATE & MNGMT |
|----------------|------------------------------|

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