

\$199,000 - 25143 Cortez Boulevard, BROOKSVILLE

MLS® #T3447358

\$199,000

Bedroom, Bathroom, 4,217 sqft
Commercial Sale on 1.00 Acres

N/A, BROOKSVILLE, FL

MUST GO! CASH ONLY!

Blanche's is an iconic convenience store, gas station, and bait/tackle store that offers a unique combination of services and products to its diverse clientele. Located on Highway 50 with an annual average daily traffic count of 23,500, it is a prime commercial property that presents an excellent investment opportunity for anyone looking to own a profitable business. The property includes two parcels of land that equal 1 acre, providing ample space for the convenience store, gas station, and bait/tackle store. In addition, there are two new fuel pumps and four tanks, two 500-gallon tanks for 90 octane and two 500-gallon tanks for 110 octane. This ensures that customers can easily fill up their vehicles and boats with the fuel they need. Blanche's also offers live bait, providing an added convenience for fishermen and boaters in the area. All inventory, equipment, furniture, and fixtures are included in the sale, including commercial refrigerators, coolers, freezers, and a bait tank. The deli comes fully equipped with all the necessary equipment and tables, making it easy for the new owner to start serving delicious food to their customers right away. The property also includes 1500+ sqft of office space that is currently rented, providing additional income for the owner. The deli is 800+ sqft, giving the new owner the option to either keep the tenants or expand their business further. There are two septic tanks



and a shared well that provide ample waste disposal capacity and a reliable source of water for the store and its tenants. The current zoning of the property is C1, which allows for a wide range of commercial uses, making it an attractive investment opportunity for those looking to start or expand their business. With its prime location, multiple income streams, and all equipment and inventory included in the sale, Blanche's is an excellent opportunity for anyone looking to own a profitable business. This sale includes two separate parcels, R32 422 20 0000 0410 0020 and R32 422 20 0000 0410 0000.

Built in 1960

Essential Information

MLS® #	T3447358
Price	\$199,000
Sold Price	\$200,000
Sold Date	November 25th, 2024
Square Footage	4,217
Acres	1.00
Year Built	1960
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	25143 Cortez Boulevard
Area	Brooksville
Subdivision	N/A
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34601-7836

Interior

Heating	Central, Wall Units / Window Unit
---------	-----------------------------------

Cooling	Central Air, Wall/Window Unit(s)
# of Stories	1

Exterior

Roof	Metal
Foundation	Slab

Additional Information

Date Listed	May 19th, 2023
Days on Market	551
Zoning	C1

Listing Details

Listing Office	SOUTHERN BELLE REALTY, INC
----------------	----------------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on October 25th, 2025 at 6:54pm EDT