

\$999,999 - 12125 Cortez Boulevard, BROOKSVILLE

MLS® #TB8355904

\$999,999

Bedroom, Bathroom, 2,636 sqft
Commercial Sale on 0.73 Acres

HIGH POINT MH SUB, BROOKSVILLE, FL

Looking for your next incredible investment opportunity. THIS IS IT - your chance to own 0.72 acres and a building on Cortez Boulevard in rapidly growing Hernando County!!

Zoned C2, this 2636 sq foot block building is a true income powerhouse. It currently features a high-performing unique hand car wash and detail center generating a net income of \$33,000 per month. Also due to the amazing central location and frontage on Cortez Blvd it also houses an established U-Haul rental facility which provides additional income, and spaces for up to seven food trucks bringing in an additional \$5,600 every month!"

However, this building lends great flexibility to the new owner - keep the existing business in place or tailor to suit your own needs. With electric, water and impacts paid you are already ahead of the game!

See attached floor plan for detailed layout and video of entire property.

Building is situated in a prime, coveted location RIGHT ON CORTEZ BLVD (US 50) boasting an AADT of 50,000+!

conveniently located to residential neighborhoods, Oak Hill hospital, shopping, restaurants and Hernando County's first lagoon community scheduled to begin building this year.

Flood zone X

Call today to schedule your private tour.

Built in 1988



Essential Information

MLS® #	TB8355904
Price	\$999,999
Sold Price	\$900,000
Sold Date	April 11th, 2025
Square Footage	2,636
Acres	0.73
Year Built	1988
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	12125 Cortez Boulevard
Area	Brooksville/Spring Hill/Weeki Wachee
Subdivision	HIGH POINT MH SUB
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34613-5551

Amenities

Parking	13 to 18 Spaces
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Interior

Appliances	Dryer, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Lot Description	Corner Lot, Street Lights
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	March 1st, 2025
Days on Market	123
Zoning	C2

Listing Details

Listing Office PEOPLE'S TRUST REALTY

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Listing information last updated on October 22nd, 2025 at 11:41am EDT