

\$349,000 - N/A, BROOKSVILLE

MLS® #W7875120

\$349,000

2 Bedroom, 1.00 Bathroom, 852 sqft

Residential on 3.20 Acres

AC CROOM, BROOKSVILLE, FL

Discover Your Dream Opportunity on 3.20 Acres!

Welcome to a slice of potential paradise on the bustling corner of US 41 Broad St. and Whitman Road! This 3.20-acre gem is not just a property; it's a canvas for your commercial dreams. Nestled amidst thriving businesses, this parcel boasts a rich history of commercial success and is ready to shine again.

Approximate traffic count 27,000 per day

Charming Cottage with Endless Possibilities

At the heart of this property lies a delightful 1950s two-bedroom, one-bath cottage, exuding charm and character. Though it is in need of a major rehabilitation, it promises endless possibilities for those with a creative touch. Imagine restoring this quaint home to its former glory or transforming it into something entirely new!

Features to Love

Front and Back Porches: Start and end your day on the inviting porches, perfect for enjoying morning coffee or evening sunsets.

Detached One-Car Garage: Offers potential for additional storage or creative use.

Detached concrete block building: Historically an office for an air conditioning company.

Picturesque Stream: A little stream graces the back of the property, adding a touch of



tranquility and natural beauty.

Practical Perks

Well and Septic System: Already in place, ready to be revitalized.

Impact Fees Paid: All the groundwork has been laid for you, making it easier to embark on your next venture.

This property is a rare find, brimming with potential and perfectly situated for commercial success. Whether you're envisioning a bustling business, a restored vintage home, or a blend of both, this is the opportunity you've been waiting for.

Don't miss your chance to bring your offers and make this property the cornerstone of your next big venture. The future is bright on this corner—come and be a part of it!

Built in 1950

Essential Information

MLS® #	W7875120
Price	\$349,000
Sold Price	\$300,000
Sold Date	June 23rd, 2025
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	852
Acres	3.20
Year Built	1950
Type	Residential
Sub-Type	Farm
Status	Sold

Community Information

Address	N/A
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Area	Brooksville
Subdivision	AC CROOM
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34601-4500

Amenities

# of Garages	1
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Interior

Interior Features	Other
Appliances	Other
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Garden
Roof	Metal
Foundation	Pillar/Post/Pier

Additional Information

Date Listed	May 1st, 2025
Days on Market	116
Zoning	AR-2

Listing Details

Listing Office	CENTURY 21 ALLIANCE REALTY
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