

## 4,500 SF WAREHOUSE/OFFICE FOR SALE

621 Carswell Avenue  
Holly Hill, Florida 32117

### Property Summary

Property: 621 Carswell Avenue  
Parcel No: 5337-01-00-0310  
Status: For Sale  
Size: 4,500 SF Building on 0.27+/- Acres  
Price: **\$199,900**  
Year Built: 1974  
Zoning: CC1 'Commercial Corridor District'



Population (est.):	<u>1 MILE</u> 8,254	<u>3 MILES</u> 64,726	<u>5 MILES</u> 109,820
Average HHI (est.):	<u>1 MILE</u> \$38,915	<u>3 MILES</u> \$38,237	<u>5 MILES</u> \$43,780

Property Highlights:

- Two overhead doors 8' x 12' and 10' x 12'
- Currently split as two units
- Per owner, roof is two years old, original warranty ten years
- Fence on south side and rear yard
- Separate electric meters
- Currently showroom, offices, and warehouse
- Approximately 4.5 miles to Interstate 95 and 2 miles to International Speedway Boulevard

Rock Solid in Commercial Real Estate

John W. Trost, PA, CCIM  
(386) 253-8565 Ext.115 Office  
(386) 295-5723 Mobile  
JTROST@CCIM.NET

[www.JohnTrost.com](http://www.JohnTrost.com)

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# PICTURES

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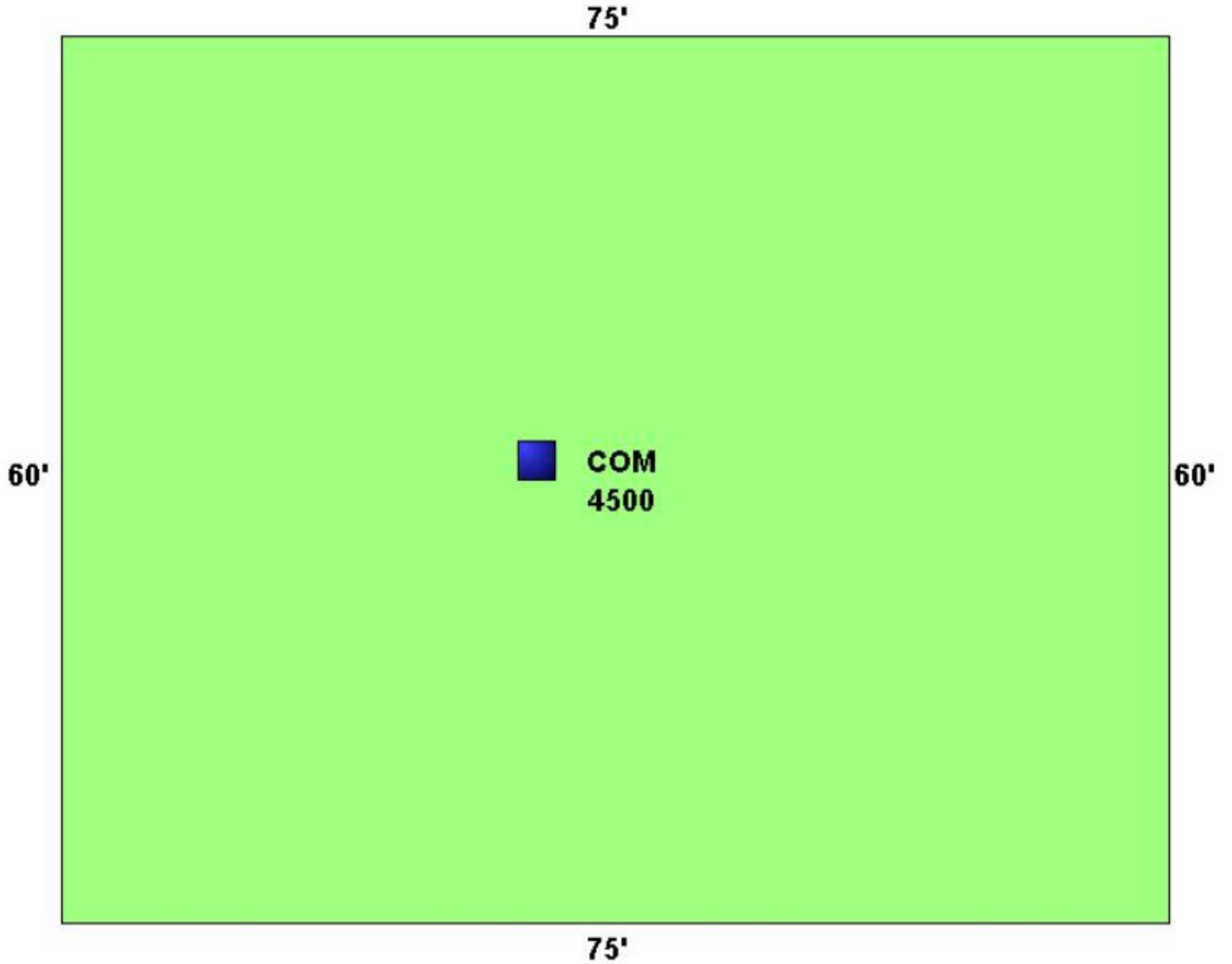


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# BUILDING SKETCH

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