

54855849 8860 E IRLO BRONSON MEMORIAL HWY, SAINT CLOUD, FL 34771



County: Osceola
Property Subtype: Retail
Business Type: Restaurant
Ownership: Corporation
LP/SqFt: \$297.08
Status: Active
List Price: \$489,000
Year Built: 1956
Com Trans Terms:
Com Trans Type: Commercial Sale
Special Sale: None
Lease Rate/Price:
ADOM: 305 **CDOM:** 305
Net Leasable SqFt: 1,646
Flex Space SqFt:
Office Retail Space SqFt:
Heated Area: 1,226 SqFt
Total Area: 1,646 SqFt
New Construction: No

2.45 COMMERCIAL ACRES FOR SALE! Near the intersection of US Hwy 192 and Hwy 441. This sale will consist of the property at 8860 and 8864 E. Irlo Bronson Hwy. Includes the existing restaurant and 3 residential rentals. The property has approximately 498 ft of paved frontage on US Hwy 192, is over 200 ft deep and has 4 driveways from the East bound lane. Substantial parking area around the restaurant will accommodate semi trucks. Land Use is Commercial for both properties and will permit a wide variety of uses. Excellent visibility and accessibility. Directly in the path of development. Make plans now to buy and hold or build your own commercial business. There are 3 residential rental units rented as follows: 3/1 at \$850/mo, 2/1 at \$500/mo and 2/1 at \$450/mo. Month to month leases only. The square footage in listing applies to just the restaurant. PLEASE DO NOT DISTURB TENANTS....

Land, Site, and Tax Information

SE/TP/RG: 14-27-32	Zoning: OR1	Section #: 14
Subdivision #:	Future Land Use:	Block/Parcel: 30
Tax ID: 14-27-32-0000-0030-0000	Zoning Comp:	Front Exposure:
Taxes: \$2,746.00	Tax Year: 2017	Lot #: 0000
Book/Page: 9-49	Complex/Comm Name:	Mill Rate:
Alt Key/Folio #:	COR OF NE 1/4 CONT ALONG S LINE	Front Footage: 498
Legal Desc: BEG 23.9 FT S & N 89 DEG 45 MIN W 407.8 FT OF NE R/W HWY 192 W 250 FT, S 220 FT, E 250 FT, N 220 TO POB	Flood Zone: X	Land Lease Fee:
Road Frontage: Highway	Additional Tax IDs: 142732000000100000	Lot Size SqFt: 55,016
Add Parcel: Yes	Lot Size Acres: 2.45	
# of Add Parcels: 2	Waterfront Ft: 0	
Parking: 19 to 30 Spaces	Water Name:	
Lot Dimensions: 498x208	Water Extras: No	
Water Frontage: No		
Water Access: No		
Water View: No		

Interior Information

Floors:	Total Number of Buildings: 4	# Offices:
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Exterior Information

Income and Expense

Realtor Information

List Agent: Lisa Davis	List Agent ID: 272500155	List Agent Direct: 407-933-7200
List Agent E-mail: LisaDavis@DavisREGroup.com	List Agent Fax: 407-847-6497	List Agent Cell: 407-908-3070
List Office: Davis Real Estate Group		List Office ID: 272504177
Original Price: \$599,900	List Office Fax: 407-847-6497	List Office Phone: 407-933-7200
List Date: 01/12/2018		LP/SqFt: \$297.08
Previous Price: \$529,900	Price Change: 06/06/2018	Expiration Date: 12/31/2018
Owner: EASY GARLIC INC	Owner Phone:	Listing Type: Exclusive Right To Sell
Spec List Type: Exclusive Right To Sell	Bonus:	Bonus Exp Date:
Single Agent: 2.5%	Non-Rep: 2.5%	Trans Broker: 2.5%

Realtor Info:

Confidential Info:

Showing Instructions: Appointment Only, Call Listing Agent, Do Not Contact Tenants

Driving Directions: East from St. Cloud on US Hwy 192 a/k/a East Irlo Bronson Hwy approximately 10 miles to property on Right just before intersection of Hwy 19 and Hwy 441 at the flashing light in Holopaw.

Realtor Remarks: PLEASE DO NOT DISTURB TENANTS. CALL LISTING AGENT FOR INFORMATION.