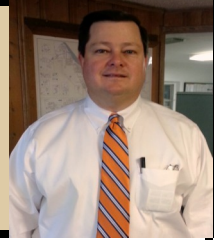




FOR SALE /FOR LEASE

504 N. Broad Street
Brooksville, FL



1.50+/- ACRES ZONED COMMERCIAL

- **Legendary Miss Kitty's Hilltop Saloon**
 - **Asking price of \$299,000**
 - **Two parcels**
 - **6,683 SF Building**
 - **Abuts Hwy 41**
 - **Includes multiple bar areas with large designated dance floor suitable for line dancing**

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Kelly Rice, Broker
1034 W. C-48 Bushnell, FL 33513
Phone: 352-793-6911 Fax: 352-793-8701
E-mail: kelly.rice@century21.com



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PROPERTY DESCRIPTION

Excellent opportunity to purchase a Hernando County commercial property. Commercial building is 6,683 square feet and the land consists of two parcels totaling approximately 1.5 acres. The sale of this property will wrap up the estate and the representative says it is time to sell! The property abuts US Hwy 41 in the heart of Brooksville. This property was previously listed at \$599,000. The price has been drastically reduced to \$299,000. The property is zoned C-2 and allowable uses include: Retail, Appliance Store, Auto Supply Store, Bank, Banquet Hall, Body Shop, Book Store, Bowling Alley, Funeral Home, Home Furnishings, Grocery Store, Gun Sales/Gunsmith, Hardware Store, Hospital/Medical Center, Hotel/Motel, Jewelry Store, Lawn Care/Landscaping, Liquor Store, Bed and Breakfast, Community Center, Library, Museum, Contractor's Office, Department Store, Drug Store, Dry Cleaners, Florist Shop, Locksmith, Motor Vehicle Repair, Movie Theater, Office Equipment Sales, Pawn Shop, Pet Shop, Vehicle Sales, Sporting Goods Store, Storage Yard, Supermarket, Tobacco Shop, Travel Agency, Truck Stop/Terminal, Lumberyard, Barber/Beauty Shop, Golf/Country Club, Paintball, Fire Station, Convention Center....plus many more. The City of Brooksville can be found in Hernando County, which is located in west central Florida and serviced by I-75 (Interstate 75) and the Veterans Expressway. These transportation corridors provide convenient access to the Tampa Bay metropolitan area.



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Property Photos



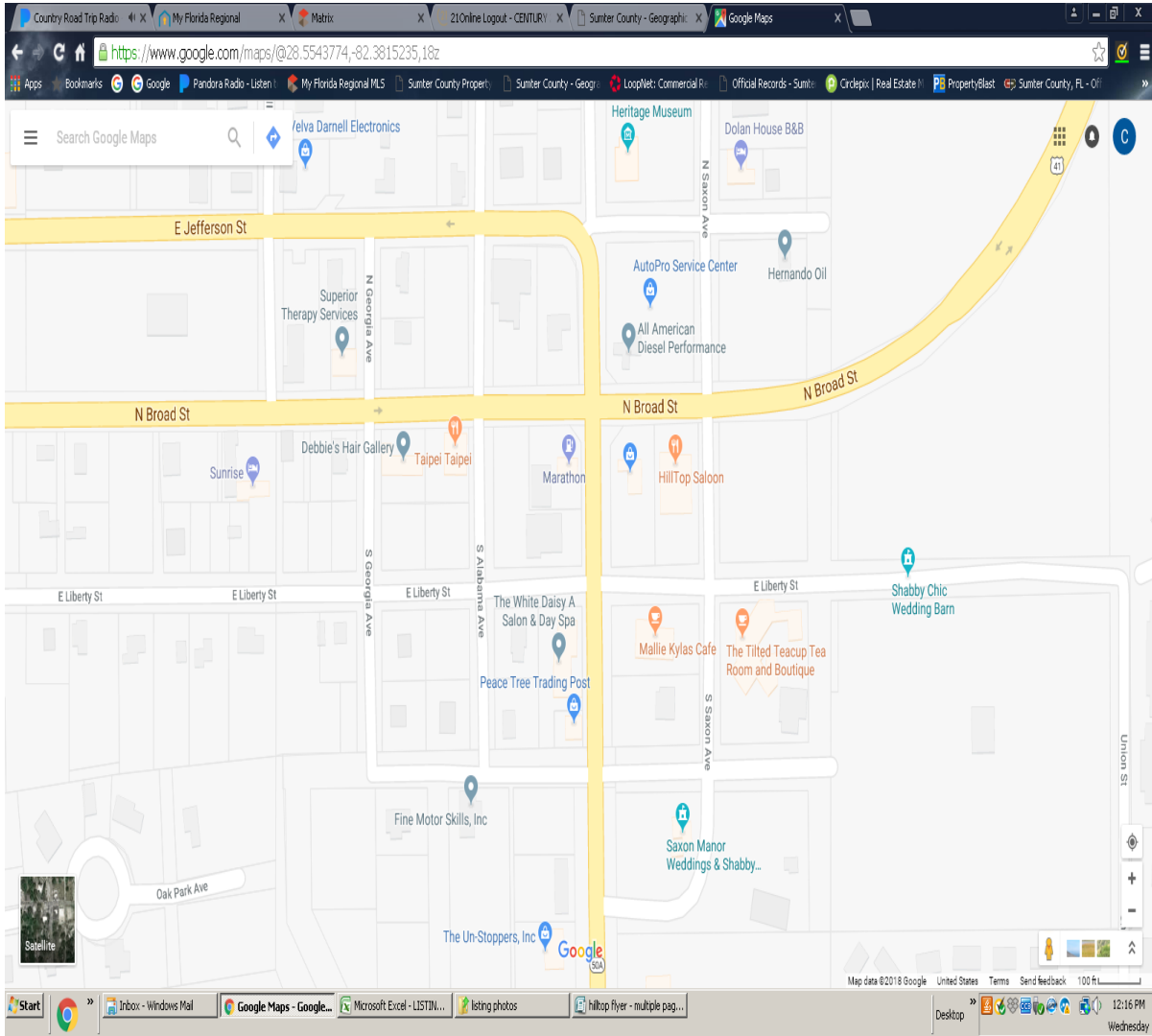


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GOOGLE MAP



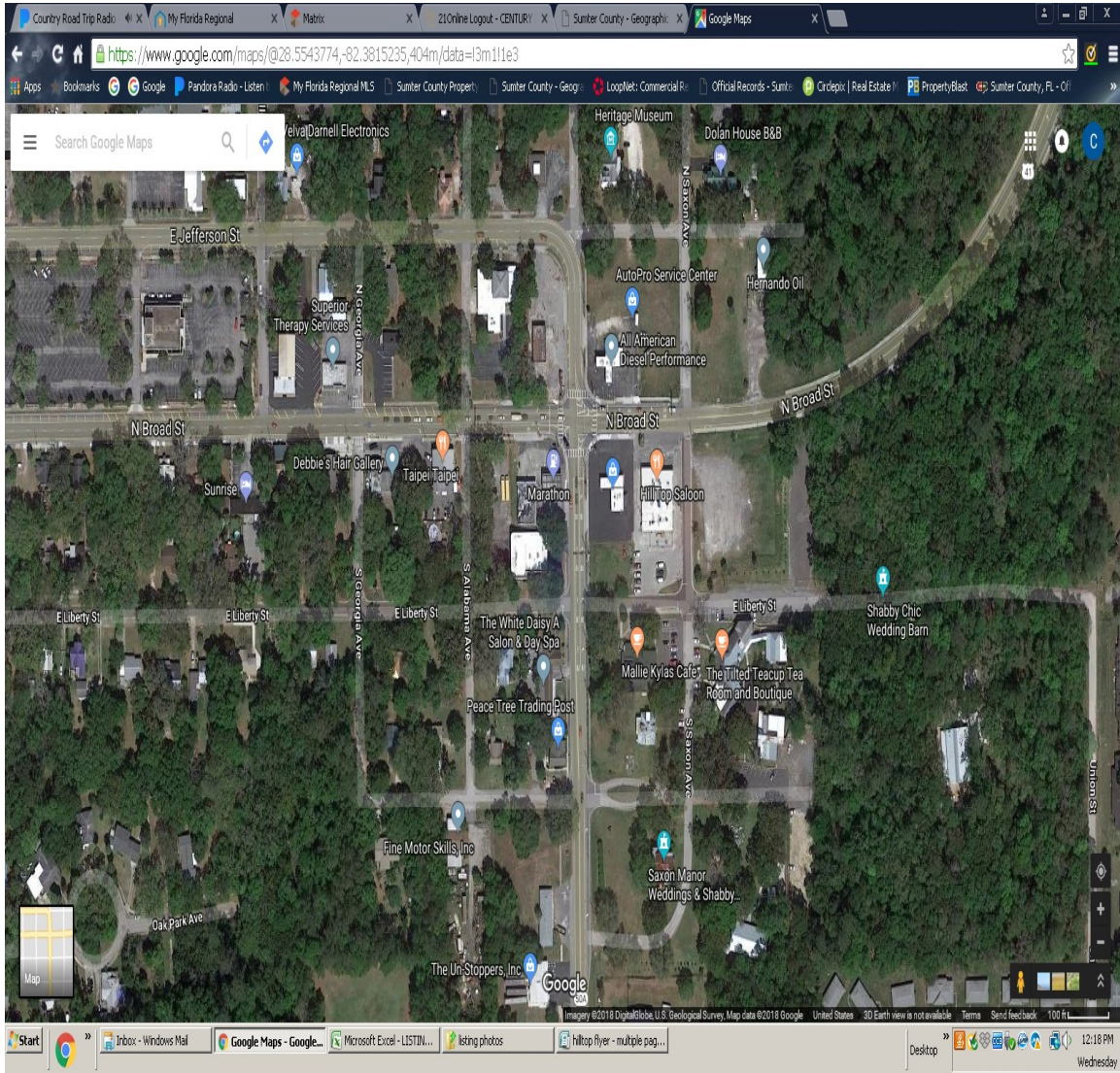


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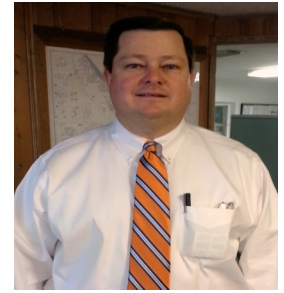
SATELLITE MAP





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 **John C. Emerson, CFA**
HERNANDO COUNTY
PROPERTY APPRAISER
"To Serve and Assess With Fairness"

Suggestions? Comments?
[Contact Us](#)

[New Search](#) [Search Results](#) [Parcel Details](#) [GIS Map](#) [MLS Listings](#) [Print Summary](#)

Default Aerials: 2016 [Map Gallery](#) Zoom To Parcel Highlight Label

Layers **Parcel Info**

PARCEL INFO
 Parcel #: R23 122 19 1200 0100 0010
 Parcel Key: 9065
 Site Addr: 504 N BROAD ST
 Desc: SAXON'S ADD TO BROOKSVILLE
 BLK 10 E1/2 LESS THAT POR IN
 ORB 340 PGS 696-708
 Levy: CWBE

OWNER INFO
 Owner(s): BGB INC
 C/O JOHN P BRAITLEY
 Mailing: 7 REUBEN BRAICH RD
 Address: MAGGIE VALLEY NC 28751-7648

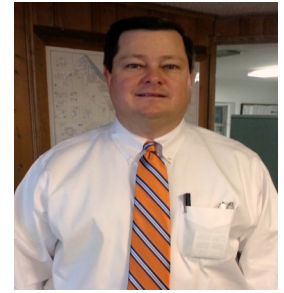
SALES INFO
 Last Date: 06/03/2013
 Last Price: \$100.00
 V1(Q): 1(D)





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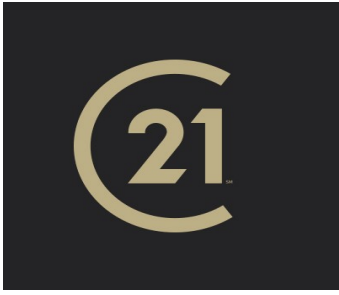
DEMOGRAPHICS

Estimated Population—22,982

Population Density (people/mile) -
189

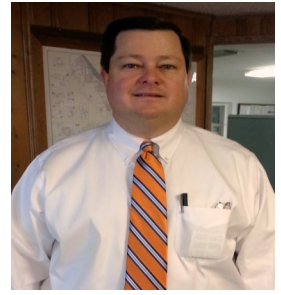
Median Age — 48.49

Number of Households—9,651



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TRAFFIC COUNT INFORMATION

According to the Hernando County Traffic
Count report for Broad Street (US 41)
from Jefferson Street to Main Street -

Average Weekday Traffic Volume—8,300



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TABLE OF ALLOWED USES—CITY OF BROOKSVILLE

TABLE OF ALLOWABLE USES															
Legend: P=Permitted Use; SU=Special Use; SE=Special Exception Use; C=Conditional Use; A=Accessory Use															
	RESIDENTIAL							OFFICE		COMMERCIAL			COMMERCIAL AND INDUSTRIAL		
	AG	R-1A	R-1B	R-1C	R-1D	R-2	R-3	PR	P-1	C-1	C-2	C-4	CIS-1	I-1	I-2
Pre-K, Day Care, Child Care and Child Nurseries	SU	SU	SU	SU	SU	SU	SU	C	C	C	C	C			
Schools (K--12)	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU		
Neighborhood, General and High Intensity Business and Commercial Uses															
Accessory Retail									C	P	P	P		C	C
Adult Care Centers									C	C	C	C			
Adult Uses										C	C				
Alcoholic Beverage ¹								P	P	P	P	P		P	P
Apparel and Shoe Store										P	P	P			
Appliance Stores, Large										P	P				
Appliance Stores, Small										P	P	P			
Art Supply Store								A	P	P	P	P			
Automated Teller (ATM)									A	A	A	A			
Automotive Supply Store										P	P				
Bank/Credit Union										P	P	P			

TABLE OF ALLOWABLE USES															
Legend: P=Permitted Use; SU=Special Use; SE=Special Exception Use; C=Conditional Use; A=Accessory Use															
	RESIDENTIAL							OFFICE		COMMERCIAL			COMMERCIAL AND INDUSTRIAL		
	AG	R-1A	R-1B	R-1C	R-1D	R-2	R-3	PR	P-1	C-1	C-2	C-4	CIS-1	I-1	I-2
Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat Seafood and Produce									P	P	P	P			
Free-Standing Taverns, Bars, Lounges, Nightclubs and Dance Halls ¹										P	P			P	P
Funeral Homes and Mortuaries									P	P	P	P			
Furniture/Home Furnishings										P	P	P		A	A
Furniture Refinishing, Repair and Upholstery										C	C			C	C
Garbage Haulers													P	P	P
Gasoline Sales and Service										C	C	C		C	C
General Business, Such as Retail Goods and Stores										P	P	P		A	A
Green Roof									C	C	C	C	C	C	C
Grocery Stores										P	P	P			
Gun Sales										P	P	P			



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CITY OF BROOKSVILLE
LAND DEVELOPMENT CODE

ARTICLE II—ZONING DISTRICTS,
USES AND LOT REQUIREMENTS

PART 2-1 ZONING DISTRICTS

SECTION 2-1.2. (C) (2) (d)

C-2 Highway Commercial district -

The C-2 district is designed to permit the development of commercial areas at appropriate locations on major highways in predominantly developed areas and is intended to meet the needs of motorists and other consumers through the provision of automobile-oriented commercial activities located in a desirable grouping rather than in a strip or linear fashion along the highway. All properties zoned C-3 prior to the adoption of this Ordinance shall be considered to be zoned C-2.



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G4854998 504 N BROAD ST, BROOKSVILLE, FL 34601



County: Hernando
Property Subtype: Retail
Business Type: Bar/Tavern/Lounge
Ownership: Corporation
LP/SqFt: \$44.74
Status: Active
List Price: \$299,000
Year Built: 1955
Com Trans Terms: Lease Purchase
Com Trans Type: Commercial Lease, Commercial Sale
Special Sale: None
Lease Rate/Price:
ADOM: 359 **CDOM:** 359
Heated Area: 6,683 SqFt / 621 SqM
Total Area: 6,683 SqFt / 621 SqM
Net Leasable SqFt: 6,683
Flex Space SqFt:
Office Retail Space SqFt:
New Construction: No
Total Annual Fees:
Flood Zone Code:X

Excellent opportunity to purchase a Hernando County commercial property. Commercial building is 6,683 square feet and the land consists of two parcels totaling approximately 1.5 acres. The sale of this property will wrap up the estate and the representative says it is time to sell! The property abuts US Hwy 41 in the heart of Brooksville. This property was previously listed at \$599,000. The price has been drastically reduced to \$299,000. The property is zoned C-2 and allowable uses include: Retail, Appliance Store, Auto Supply Store, Bank, Banquet Hall, Body Shop, Book Store, Bowling Alley, Funeral Home, Home Furnishings, Grocery Store, Gun Sales/Gunsmith, Hardware Store, Hospital/Medical Center, Hotel/Motel, Jewelry Store, Lawn Care/Landscaping, Liquor Store, Bed and Breakfast, Community Center, Library, Museum, Contractor's Office, Department Store, Drug Store, Dry Cleaners, Florist Shop, Locksmith, Motor Vehicle Repair, Movie Theater, Office Equipment Sales, Pawn Shop, Pet Shop, Vehicle Sales, Sporting Goods Store, Storage Yard, Supermarket, Tobacco Shop, Travel Agency, Truck Stop/Terminal, Lumberyard, Barber/Beauty Shop, Golf/Country Club, Paintball, Fire Station, Convention Center.....plus many more. The City of Brooksville can be found in Hernando County, which is located in west central Florida and serviced by I-75 (Interstate 75) and the Veterans Expressway. These transportation corridors provide convenient access to the Tampa Bay metropolitan area.

Land, Site, and Tax Information

SE/TP/RG: 23-22-19
Subdivision #:
Tax ID: [R23 122 19 1200 0100 0010](#)
Taxes: \$10,508.00
Book/Page: 3-2 **Alt Key/Folio #:** 9065/9056
Legal Desc: SAXONS ADD TO BROOKSVILLE BLK 10 E1/2 LESS THAT POR IN ORB 340 PGS 696-708 SAXONS ADD TO BROOKSVILLE ALL BLK 9 COMBINED PARCELS CONSIST OF APPROXIMATELY 66,150 SF
Road Frontage: Highway
Add Parcel: Yes **# of Add Parcels:**2
Parking: Over 30 Spaces
Lot Dimensions:
Water Frontage: No
Water Access: No
Water View: No
Zoning: COMMERCIAL
Future Land Use:
Zoning Comp:
Tax Year: 2018
Complex/Comm Name:
Flood Zone: X
Additional Tax IDs:R23 122 19 1200 0090 0010
Lot Size Acres: 1.52
Waterfront Ft: 0
Water Name:
Water Extras: No
Section #: 23
Block/Parcel: 9, 10
Front Exposure:
Lot #: 0
Mill Rate:
Front Footage:
Land Lease Fee:
Lot Size: 66,150 SqFt / 6,146 SqM

Interior Information

Floors: **Total Number of Buildings:** 1 **# Offices:**
A/C: Central Air **Ceiling Height:** **Freezer Space YN:**

Exterior Information

Ext Construction: Block **# of Bays:**

Income and Expense

Realtor Information

List Agent: [Kelly Rice](#) **List Agent ID:** 260562492 **List Agent Direct:** 352-793-6911
List Agent E-mail: kelly.rice@century21.com **List Agent Fax:** 352-793-8701 **List Agent Cell:** 352-279-7528
List Office: [CENTURY 21 PRIME PROPERTY RESO](#) **List Office ID:** 81600054
Original Price: \$599,000 **List Office Fax:** 352-793-8701 **List Office Phone:** 352-793-6911
List Date: 04/02/2018 **Price Change:** 03/27/2019 **LP/SqFt:** \$44.74
Previous Price: \$399,000 **Owner Phone:** **Expiration Date:** 03/27/2020
Owner: BGB INC **Bonus:** **Listing Type:** Exclusive Right To Sell
Spec List Type: Exclusive Right To Sell **Non-Rep:** 3.5% **Bonus Exp Date:**
Single Agent: 3.5% **Trans Broker:** 3.5%
Realtor Info: Brochure Available
Confidential Info: Copy of Lease Available

Showing Instructions: Appointment Only, Call Listing Agent
Driving Directions: From the I-75 & SR 50 interchange, continue west on US 98/SR 50 approximately 9.5 miles to N Broad St/US 41. Turn right onto N Broad St/US 41 - property will be on left.
Realtor Remarks: Co-Broke commission associated with leasing is a flat fee of \$3750. Lease terms to be negotiated. Listing Agent represents Owner as a single agent.