



284 SW BAYA DRIVE

List Price: **2,000,000**

Commercial

Mls#: **132208**

Active

Area: **2-Sw. Us 90 - W. Us 441 Columbia**

City: **Lake City** County: **Columbia** Zip: **32025** Dom:

Gross Income:	Replace/Reserve:	Lot Size:	Irregular
Oper. Expense:	# Parking: 7	Community Type:	City Limits
Net Oper. Inc.:	# Buildings: 1	Acreage:	3.484 Year Built: 1972
Cash Flow:	# Stairs:	Ceiling Height:	8 Vacancy Rate:
Debt Service:	Homestead: No	Heated SqFt:	2,916
Deed Restrict: No	Zoning: CG/RO	Sq Ft Source:	Taxrolls
Loans:	Flood Zone: X	Spc/Assessmnt:	No

Water: Public-Connected	Const/Sta: Existing / Resale
Parking: Paved, Other-See Remarks	Sp Cond:
Heating: Central Electric	Sewer: Public-Connected
Cooling: Central Electric	Windows: Aluminum
Road: Paved, Government Maintained	Closing: Possession At Closing
Roof: Shingle	BusName: Law Office of Travis Koon
Design: Single Story	Location: Corner
Const: Brick	Electricity: 220 Volts
LnUse: COM/RES MED DENS	

Floors: **Vinyl Plank, Wood Laminate**
 Exterior: **Security Lights, Trash Collection, Handicap Access**
 Bldg Access: **State Road, County/City Road**
 FinanceTerm: **Cash, Conventional**
 Will Withhold:
 Bus Type: **Professional Service**
 Sale Includes: **Land & Building**
 Interior: **Handicap Facilities, Private Restrooms**
 Special Info:
 Tax Id: **00-00-00-13898-000, 00-00-00-13906-000, 00-00-00-13905-000**

From US-90/I-75 go east on US-90, right on Baya Dr to property on right at corner of Baya/US-41

NOW FEATURES 5 ADJOINING PARCELS AT CORNER OF US-41/BAYA! Great location for a professional office; beautifully appointed interior has been completely renovated and consists of reception area, 2 conference rooms, 6 private offices plus clerical area; 3 bathrooms; kitchen w/dining area (appliances stay); storage area attached to home w/breezeway; average daily traffic is 17,600 (PLEASE NOTE - zoning classification on property appraiser is incorrect; all lots except 13899-000 are Zoned CG with COM Land Use; 13899-000 has RO Zoning and RES Med Den Land Use)

