

FOR SALE — OWNER FINANCING AVAILABLE · HOMOSASSA, FL

# Prime Industrial & Multi-Income Commercial Parcel

7397 S. Suncoast Blvd. · Homosassa, FL 34446 · 1.98 Acres · GNC Zoned

**ASKING PRICE: \$2,650,000**

Owner Financing Available · \$500K Down · No Bank Qualifying Required

OWNER FINANCING	FULLY AC WAREHOUSE	3 INCOME STREAMS	GNC ZONED	20,000+ DAILY TRAFFIC	US HWY 19	1.98 ACRES	3-PHASE ELECTRIC
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## PROPERTY OVERVIEW

### A Rare, Fully Income-Producing Industrial Asset on Florida's High-Traffic Nature Coast Corridor

This is not a shell — it's a performing commercial asset. Three active income streams, a fully air-conditioned 8,800 SF industrial warehouse with premium mechanical specs, a leased auto sales building, and over 30 RV/boat storage spots, all on 1.98 acres of GNC-zoned highway frontage on US-19 in Citrus County. With owner financing and no bank qualifying required, the right buyer can close in weeks, not months.

<b>8,800 SF</b>	<b>1,288 SF</b>	<b>30+</b>	<b>1.98</b>
Warehouse (Fully AC)	Auto Sales Bldg	RV/Boat Spots	Acres · 180'x478'
<b>24 FT</b>	<b>20,000+</b>	<b>\$201,600</b>	<b>GNC</b>
Ceiling Height	Daily Traffic	Stabilized Income	Zoning

## REAR WAREHOUSE — 8,800 SF

### The Crown Jewel: Fully Air-Conditioned, Heavy-Power Industrial Space

A fully climate-controlled 8,800 SF 'red iron' metal building — rare in Citrus County. Built for manufacturing, medical equipment, auto restoration, tech, or high-value storage. Currently available for lease at \$12,500/month.

- 8,800 SF fully air-conditioned
- 24-foot clear ceiling height
- "Red iron" structural steel
- 3-phase electric power

- Insulated walls and roof
- Air compressor included
- Three 12'x10' roll-up doors
- Full loading dock access

- Compressed airline system
- Concrete slab floors
- One 12'x18' oversized roll-up
- Ready for immediate occupancy

#### STABILIZED INCOME SUMMARY

Income Source	Status	Monthly	Annual
Rear Warehouse — 8,800 SF (Fully AC)	Available / Listing at \$12,500/mo	\$12,500	\$150,000
Front Auto Sales Building — 1,288 SF	Currently Leased	\$3,500	\$42,000
RV / Boat / Trailer Storage (30+ spots)	Active	\$800	\$9,600
<b>Fully Stabilized Gross Income</b>		<b>\$16,800</b>	<b>\$201,600</b>

#### FINANCING

### Owner Will Carry the Note — Two Options

#### OPTION A — 5-YEAR BALLOON

**7.00% Fixed**

25-yr amortization · ~\$14,130/mo

#### OPTION B — 10-YEAR BALLOON

**7.50% Fixed**

25-yr amortization · ~\$14,750/mo

**\$500,000 down payment required.** No bank qualifying. No origination fees. No 90-day wait. First-position lien held by seller. Both options provide immediate positive cash flow once the warehouse is leased.

#### LOCATION & ACCESS

##### US Highway 19 / S. Suncoast Blvd.

Direct frontage on Florida's primary Nature Coast arterial

##### 20,000+ Vehicles/Day

FDOT certified traffic count

##### Under 1 Mile to Retail Anchors

Publix Shopping Center & Walmart

##### Suncoast Parkway Extension

Direct access to Tampa metro corridor

## **GNC Zoning**

General Commercial — broad permitted uses

## **Citrus County, FL**

Growing Nature Coast market, low competition

### **THE INVESTMENT CASE**

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At \$2,650,000 with owner financing, a buyer puts \$500,000 down, avoids bank underwriting entirely, and steps into a property generating \$4,300/month from existing leases on day one. Once the warehouse is leased at \$12,500/month, total gross income hits \$16,800/month, comfortably covering the monthly note payment with positive cash flow remaining. The 10-year balloon option offers a full decade of payment stability at a rate below what most banks currently quote for commercial industrial properties in this market.

## **Qualified Inquiries Welcome — Owner Will Respond Directly**

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