

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

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 9,300 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.

9,300 SF Warehouse (Fully AC)	1,288 SF Auto Sales Bldg	30+ RV/Boat Storage Spots	1.98 Acres 180' x 478'
24 FT Ceiling Height	20,000+ Daily Traffic Count	\$201,600 Stabilized Gross Income	GNC Zoning

REAR WAREHOUSE — 8,800 SF

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

A fully climate-controlled 9,300 SF “red iron” metal building — genuinely rare in Citrus County. Built for manufacturing, medical equipment, auto restoration, tech, or high-value storage. Currently available for lease at \$12,500/month.

- 9,300 SF fully air-conditioned interior
- "Red iron" structural steel construction
- 24-foot clear ceiling height
- 3-phase electric power
- Insulated walls and roof system
- Compressed airline system installed
- Air compressor included
- Concrete slab floors throughout
- Three (3) roll-up doors — 12' x 10'
- One (1) roll-up door — 8' x 10'
- One (1) oversized roll-up door — 12' x 18'
- Full loading dock access
- Ready for immediate occupancy
- Total Office Space 890 SF

STABILIZED INCOME SUMMARY

Income Source	Status	Monthly	Annual
Rear Warehouse — 9,300 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
Fully Stabilized Gross Income		\$16,800	\$201,600

FINANCING

Owner Will Carry the Note — Two Options

OPTION A — 5-YEAR BALLOON

7.00% Fixed Rate

25-yr amortization · ~\$14,130/mo payment

OPTION B — 10-YEAR BALLOON

7.50% Fixed Rate

25-yr amortization · ~\$14,750/mo payment

\$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

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

7397 S. Suncoast Blvd. · Homosassa, FL 34446 · GNC Zoned · 1.98 Acres · Owner Financing · \$2,650,000