

**Bank Building Downtown Inverness  
FOR SALE OR LEASE  
1007 N HWY 41 /Main Street (44)  
Inverness, Florida 34450**



JW Morton Real Estate, Inc.



**Business For Sale :**

- 17,395 SF Restaurant
- Bank Building with Executive Office Bldg
- Built in 1973
- Ample Public Parking
- 5 Units
- 2.14 Acres Zoned GNC
- **Offered At Just \$ 3,000,000. or Starting Rent \$ 13.5/SF/NNN**

Demographics	3 Mile Radius	5 Mile Radius
Daily Population	19820	36,912
Average Age	52	53

**LOCATION! LOCATION! LOCATION!**

Prime Bank building located at the controlled intersection of W Main Street and Why 41 in Downtown Inverness City limits. The building consist of 17,395 SF with 5 units of professional office use and some retail potential. Included in the purchase is the drive thru area across Tompkins Street. National retailers in the area include Publix, Winn Dixie, Panera Bread, Regions bank and more. Redevelopment opportunity of the property would allow room for several national retailers at the heart of Inverness. For more information please contact Elias George Kirallah at 352-400-2635.



**Elias George Kirallah, Broker Associate**

Commercial Real Estate Director  
352.400.2635/352-726-6668  
Email: [buyfloridanow@yahoo.com](mailto:buyfloridanow@yahoo.com)

**CENTURY 21 Commercial Network**

JW Morton Real Estate, Inc.  
1645 W Main Street  
Inverness, Florida 34450



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**Century21**

**COMMERCIAL<sup>®</sup>**

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<b>Consumer Expenditures</b>	<b>5 Mile Radius</b>
<b>Restaurants</b>	<b>\$102,717,043</b>
<b>Gas Stations</b>	<b>\$51,667,092</b>

**CENTURY 21 Commercial Professionals.  
SMARTER. BOLDER. FASTER.®**



**JW Morton Real Estate, Inc.**

#### **THE CENTURY 21 COMMERCIAL® DIFFERENCE**

In today's global real estate marketplace, the right advisor can make all the difference between a successful deal and a missed opportunity.

#### **SERVICE EQUALS SUCCESS**

Maximizing the value of your transaction is critical as a tenant, owner or investor. You can't afford to entrust your business to anyone other than a true commercial real estate professional. You want someone whose local market knowledge and service will help you get the most out of your deal. No matter where in the world your business takes you, a **CENTURY 21 Commercial®** System member can help you succeed.

The CENTURY 21 Commercial System is comprised of commercial real estate professionals serving clients around the globe. As leaders in their respective markets, **CENTURY 21 Commercial** professionals offer unparalleled local insight, helping you make informed decisions that enhance value across geographic and cultural boundaries.

#### **LOCAL COMMERCIAL REAL ESTATE PROFESSIONALS CONNECT ON A GLOBAL SCALE**

Whether you are a multinational business that needs to fill space overseas, a partnership interested in acquiring a new location or an investor looking for opportunities in another region, your **CENTURY 21 Commercial®** professional can reach out to his or her colleagues across the way – or across the globe – to provide creative solutions that meet your specific needs.

Backed by over 40 years of real estate experience, **CENTURY 21 Commercial®** professionals have an insider's understanding of the local business environment. They know which properties are available today and which will be available tomorrow, and can draw on relationships with local contacts to make these opportunities a reality.

#### **CENTURY 21 COMMERCIAL NETWORK PROFESSIONALS' SERVICE SPECIALTIES:**

- Office, industrial and retail leasing
- Investment sales for both institutional and private investors
- Corporate services
- Asset and property management n Tenant representation
- Financial services
- Facilities management
- Development services

#### **PROPERTY TYPES SERVICED:**

- Office
- Industrial
- Retail
- Hospitality
- Land
- Mixed Use

#### **CENTURY 21 JW Morton Real Estate, Inc. owned by James W. Morton**

has sold over **\$ 1 Billion Dollars** in Real Estate since 1972. **Elias George Kirallah, Broker Associate** has participated in over **\$ 60 Million** in Commercial Real Estate sales and leasing across Central Florida in the last 11 years. With over 8,000 offices and 140,000 sales associates worldwide, CENTURY 21 is the real estate industry leader. For more information

**[www.CentralFICommercial.com](http://www.CentralFICommercial.com)**

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