



# FOR SALE: Former Bank Building

5,775 Square Foot Building on 2.19 Acres

520 West Main Street, Lake Helen, FL 32744

This former bank property offering on W. Main St. in Lake Helen, Florida is located just a quarter mile from the Interstate 4 exit ramp. The site has extremely good accessibility with two access points off W. Main Street and access in the rear on N. Summit Avenue. The 5,775 square foot building with three drive-thru lanes on more than two acres of land was constructed in 1978 and has been well maintained. There are approximately 35 parking spots, with a ratio of 6.1/1,000 SF.

\$350,000

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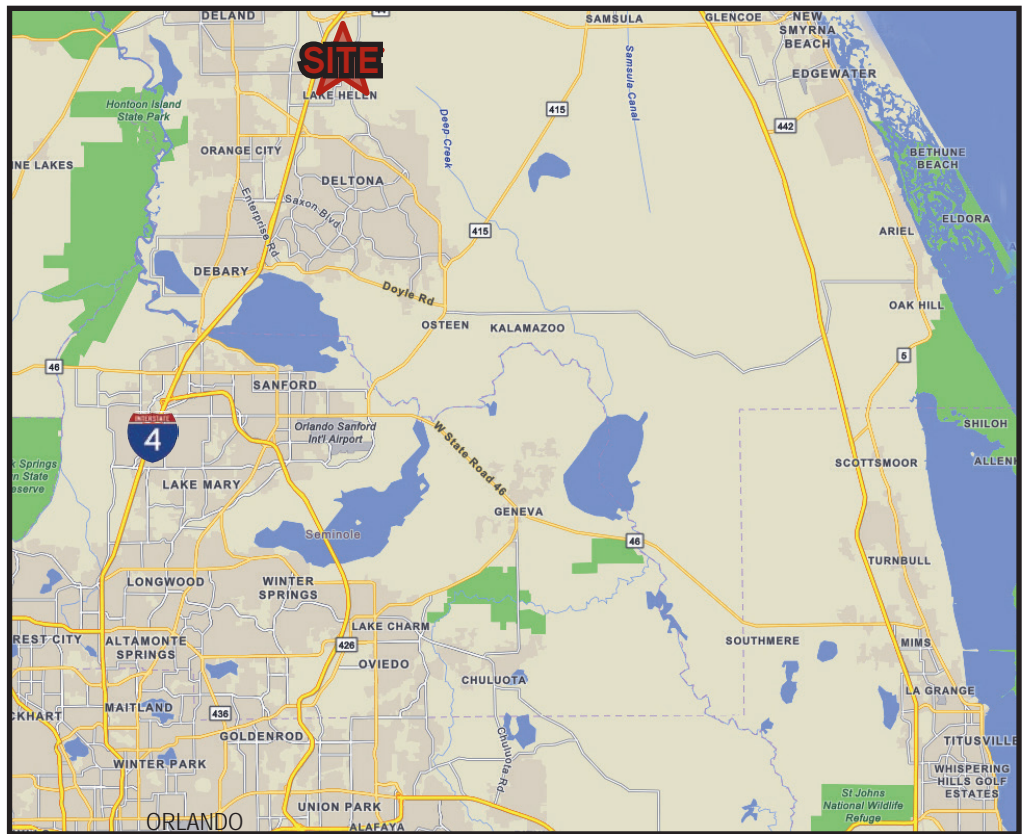




## Property Information

<b>Property Size</b>	95,365 Square Feet; 2.19 Acres
<b>Building Size</b>	5,775 Square Feet / 3 Drive-Thrus
<b>Year Built</b>	1978
<b>Ingress/Egress</b>	Two points on W. Main St. and rear entrance on N. Summit Ave.
<b>Main Roads</b>	1/4 mile from Interstate 4, 3 miles from US 17
<b>Parking</b>	35 Spots (incl. 2 handicapped) - 6.1/1,000 SF
<b>Flood Zone</b>	Zone X, minimal flood hazard
<b>Zoning</b>	GCD, Gateway Commercial District
	<i>Variety of small retail commercial, office and light industrial uses including:</i> Commercial/Professional Offices, Personal Care Services, Instructional Institutions Or Day Care, Restaurant/Deli (Including Drive-Thru), Small Scale Retail Sales (Under 5,000 Square Feet), Adult Congregate Living Facilities, Nursing Homes And/Or Adult Care Facilities/ Extended Care Facilities, Hotels Or Motels
<b>Future Land Use</b>	TC, Transitional Commercial
	<i>Limited variety of non-retail commercial uses, such as:</i> Financial Institutions, Professional Offices, Adult Congregate Living Facilities, Child Care Facilities, Local Service Area Eco-Tourism Transport Services, Medical And Dental Clinics, Multifamily Dwelling Units, Light Manufacturing, Inside Storage And Contractor Facilities

## Location



## Contact us:

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