



## \$89,900 - - 2.54 acres

616 & 609 1st Ave NE, Jasper, FL 32052

- Hamilton County

Residential Property

Undeveloped Land

Commercial Property

## 2 Developed Parcels Zoned for Industrial & Other Uses

<b>State</b>	<b>County</b>	<b>City</b>	<b>Zip</b>
Florida	Hamilton County	Jasper	32052
<b>Address</b>	<b>Price</b>	<b>Acreage</b>	<b>Bedrooms</b>
616 & 609 1st Ave NE	\$89,900 -	2.54 acres	0
<b>Baths</b>			
0			

### Description

Lucky Dog Price: \$89,900

Market Value: \$445,000

Savings of 80%!!

2 parcels for the price of 1! The property total is 2.54-acres and is a perfect location for your next warehouse, storage facility, commercial project, or industrial building. Zoned ILW (Industrial Light and Warehousing), this property is a unique opportunity for anyone looking to invest or start a business. New storage facilities are exploding in Florida.

This unique zoning of ILW allows for various uses, such as warehousing, outdoor storage/junk yards, storage or distribution establishments, light manufacturing, assembling, processing, printing and publishing, retail commercial establishments for sale, repair, and service of automobiles and other vehicles, freight movers, restaurant, a medical clinic in connection only with industrial activity, commercial parking lots and garages, and radio and television stations.

The property was previously developed, providing a foundation for your next project. The lots currently have older buildings that will generate additional income in scrap metal or rehab them back to life. The property is discounted heavily at land value. NW 110th Drive separates the two lots. Split the parcels up and sell for a profit!

There is paved access to the property. It is not in a flood zone. City electric, water, and sewer are available in the area but will need to be verified by the buyer. There is no survey, plat map, or perc test available. This property is just 2 miles from the heart of the city. Jasper, Florida is an exceptional location just 83 miles west of Jacksonville, 90 miles east of Tallahassee, 35 miles south of Valdosta, Georgia, and 32 miles north of Lake City. Highway 41 runs right through town. The property is just 10 minutes from Interstate-75, the main corridor for national transportation into and out of Florida.

Parcel #6755-000 is 1.44 acres with an address of 609 1st Ave NE, Jasper, FL 32052. Parcel #6749-000 is 1.1 acres with an address of 616 1st Ave NE, Jasper, FL 32052. Open to dividing the two lots and sell separately for the right offer.

Site Address: 616 & 609 1ST AVE NE - JASPER, FL 32052

County / State: Hamilton County, FL

Parcel Number: 6749-000 & 6755-000

Parcel Size: 2.54 Acres 6749-000 (1.1 Acres) 6755-000 (1.438 Acres)

Parcel Area: 6749-000 47,916 Sq. Ft. 6755-000 62,639 Sq. Ft.

Zoning: ILW (Industrial Light and Warehousing)

# of Dwellings Allowed to be Built: To be verified by buyer

Flood Zone: None

Electric: City electric available, to be verified by buyer

Water: City available, to be verified by buyer

Sewer: City available, to be verified by buyer

Survey/Plat Map: No

Percolation Test: No

Property Access: Paved Road

Legal Description:

6749-000 5 1N 14E 1-756 ALL BLK 135 & 136 EXC PART IN ORB 12-415 & LESS PART IN DB

6755-000 5 1N 14E 1-760 BEG 135 FT E OF NW CORNER OF BLK 135 & RUN E ALONG N LINE

Subdivision: n/a

Center GPS Coordinates:

6749-000 30.5236346393347, -82.9442536461529

6755-000 30.524309261338647, -82.94456473680617

RV Parking / Living Allowed: Not allowed

Mobile Homes Allowed: Not allowed

Farming Allowed: Not allowed

Livestock Allowed: Not allowed

Annual Taxes:

6749-000 \$360.18 (2021) 6755-000 \$414.80 (2021)

HOA Fees / Name of HOA: n/a

Elevation: 144.4 ft.

Elementary School: Hamilton County Elementary School: 386-792-8000

Middle School: Hamilton County High School: 386-792-6540

High School: Hamilton County High School: 386-792-6540

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

## Amenities

### Financing Options

#### Mortgage Options

- Conventional Mortgage
- Owner Finance

## Land

#### Lot Description

- Acreage
- Some Trees

#### Present Use

- Industrial

#### Proposed Use

- Commercial
- Industrial

#### Road Frontage Desc

- Asphalt

#### Street/Utilities

- City electric, water and sewer available, to be verified by buyer

#### Surface Rights

- All

#### Topography

- Level

## Seller Contact Information

## Lucky Dog Land Deals

Lucky Dog Land Deals

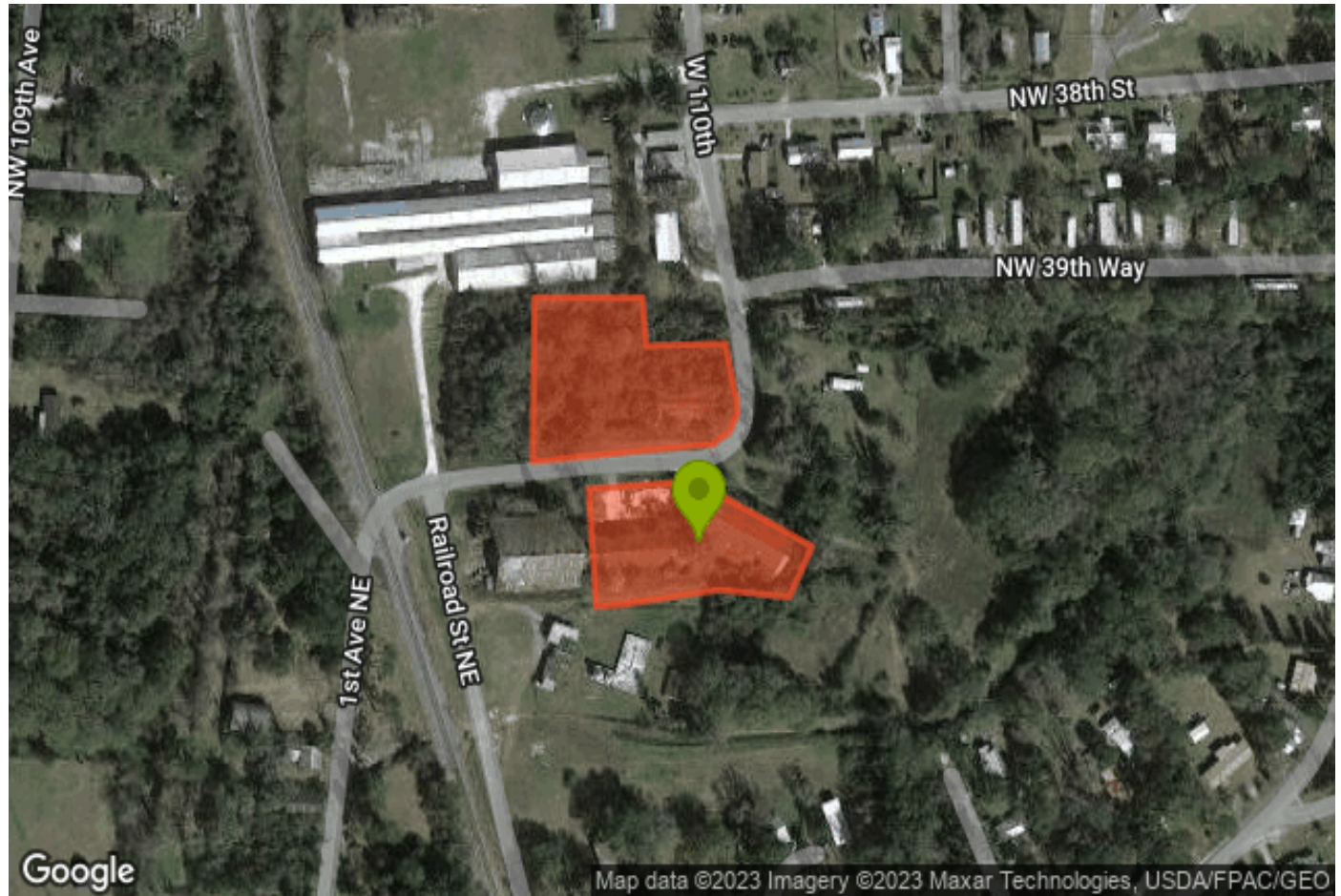
101 Creekside Xing

Brentwood, TN 37027

luckydoglanddeals@gmail.com

(727) 282-5492 (Office)

## Property Boundaries



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This information believed accurate but not warranted