



Established Business/Real Estate, Palatka, FL

110 Sr.19, Palatka, FL 32177



VANGUARD REALTY



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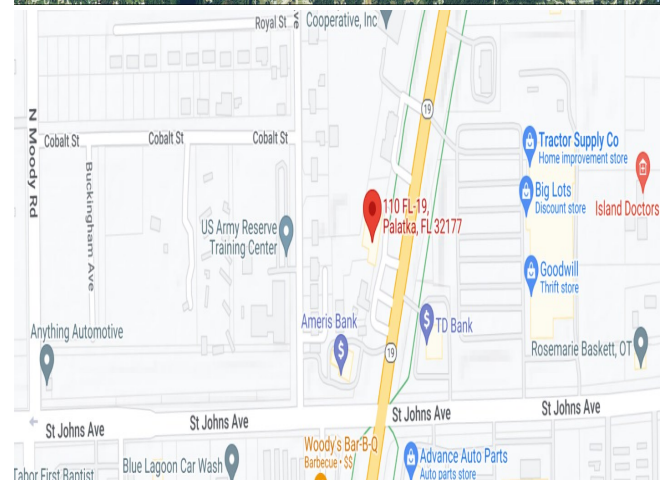
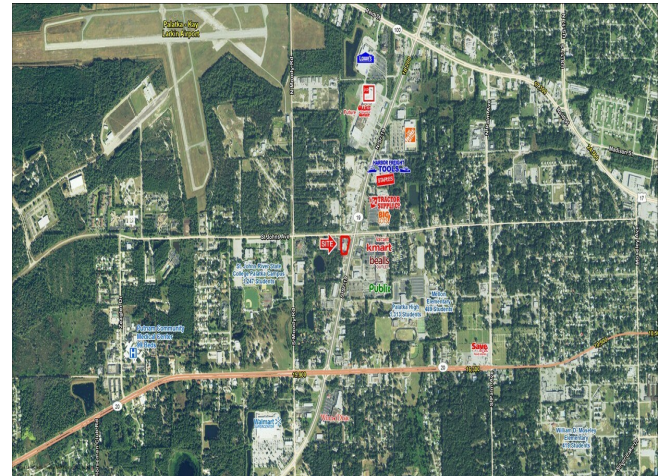


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\$3,500,000

Fantastic highly visible and accessible property with ongoing, well-established, well-known business in growing Palatka, FL. Owners simply want to retire. Great location. 3 connecting parcels with over 1.60 Acres in high traffic area near intersection of St. Johns Ave and FL-19. Land, buildings, fixtures, and business included in sale. Owner will negotiate separately for name, goodwill and for inventory. This is a fantastic opportunity for the right entrepreneur to achieve an almost 10 CAP investment (including self-paid rent) for an owner-operator. Seller will consider selling only the land and buildings without the business. **THIS IS A QUIET LISTING.** No sign on property. Seller is very sensitive to their employees so **DO NOT GO ON THE PROPERTY** without an appointment. Listing Agent must be present and showings can only occur after 5:30 pm weekdays or on...

- In the heart of vibrant business district
- Frontage on high traffic State 4 lane highway
- Well known, well established decades old business



Price:	\$3,500,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	10.55%
Lot Size:	1.61 AC
Gross Leasable Area:	8,134 SF
No. Stories:	1
Year Built:	1964
Tenancy:	Single
Parking Ratio:	1.57/1,000 SF
Zoning Description:	C4 & C2
APN / Parcel ID:	02-10-26-0000-1322-0000
Walk Score ®:	50 (Somewhat Walkable)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bramlitt's Plumbing and Electric	8,134	



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Property Photos



1 Former Service-Convenience

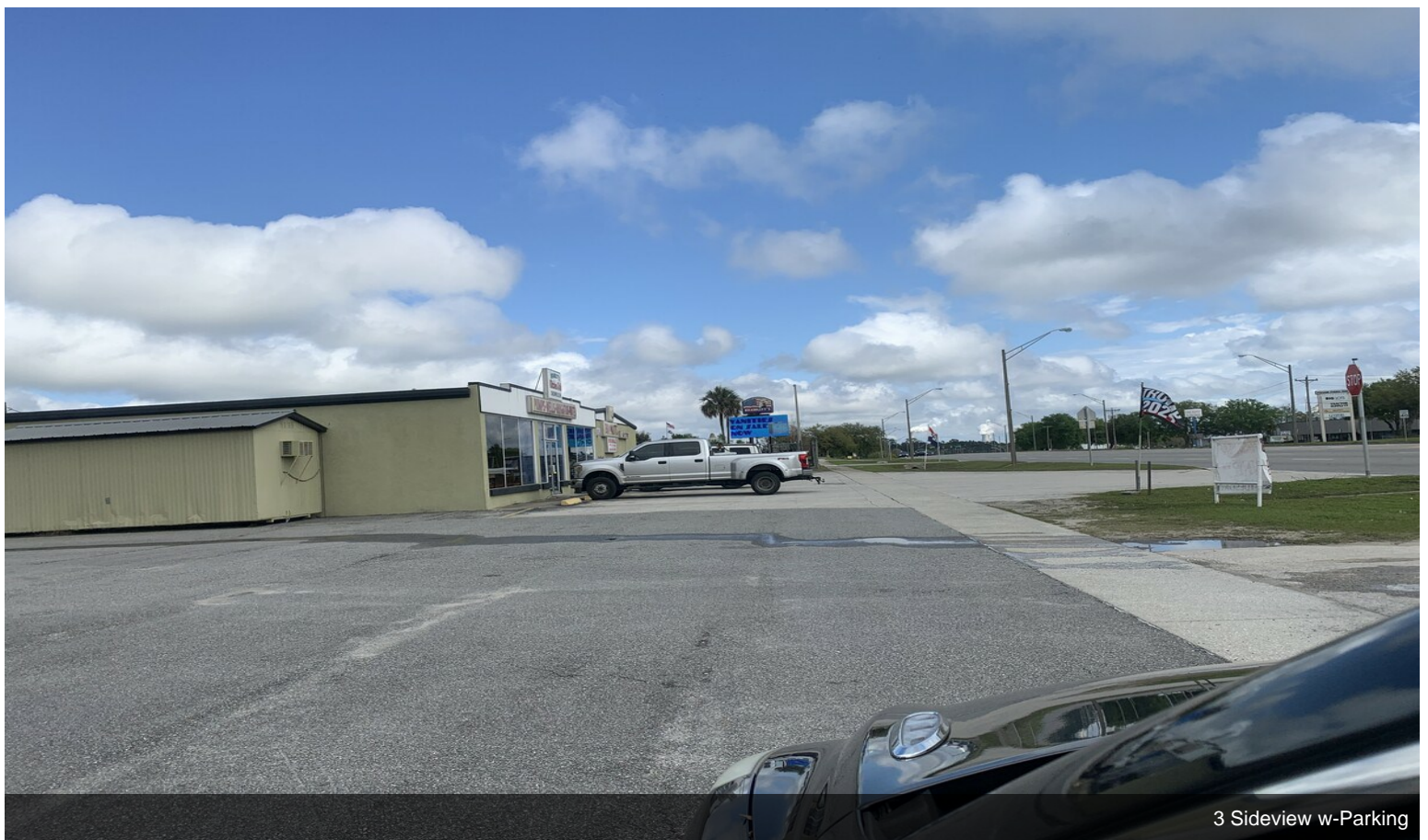


2 Other Bldgs

Property Photos



6 Storage Yard 1



3 Sideview w-Parking

Property Photos



Property Photos



7 Storage Yard 2



8 Storage Yard 3

Property Photos



9 Storage Yard 10



10 Fabrication Bldg

Property Photos



11 Side Showroom



12 Other Bldg - Fab

Property Photos

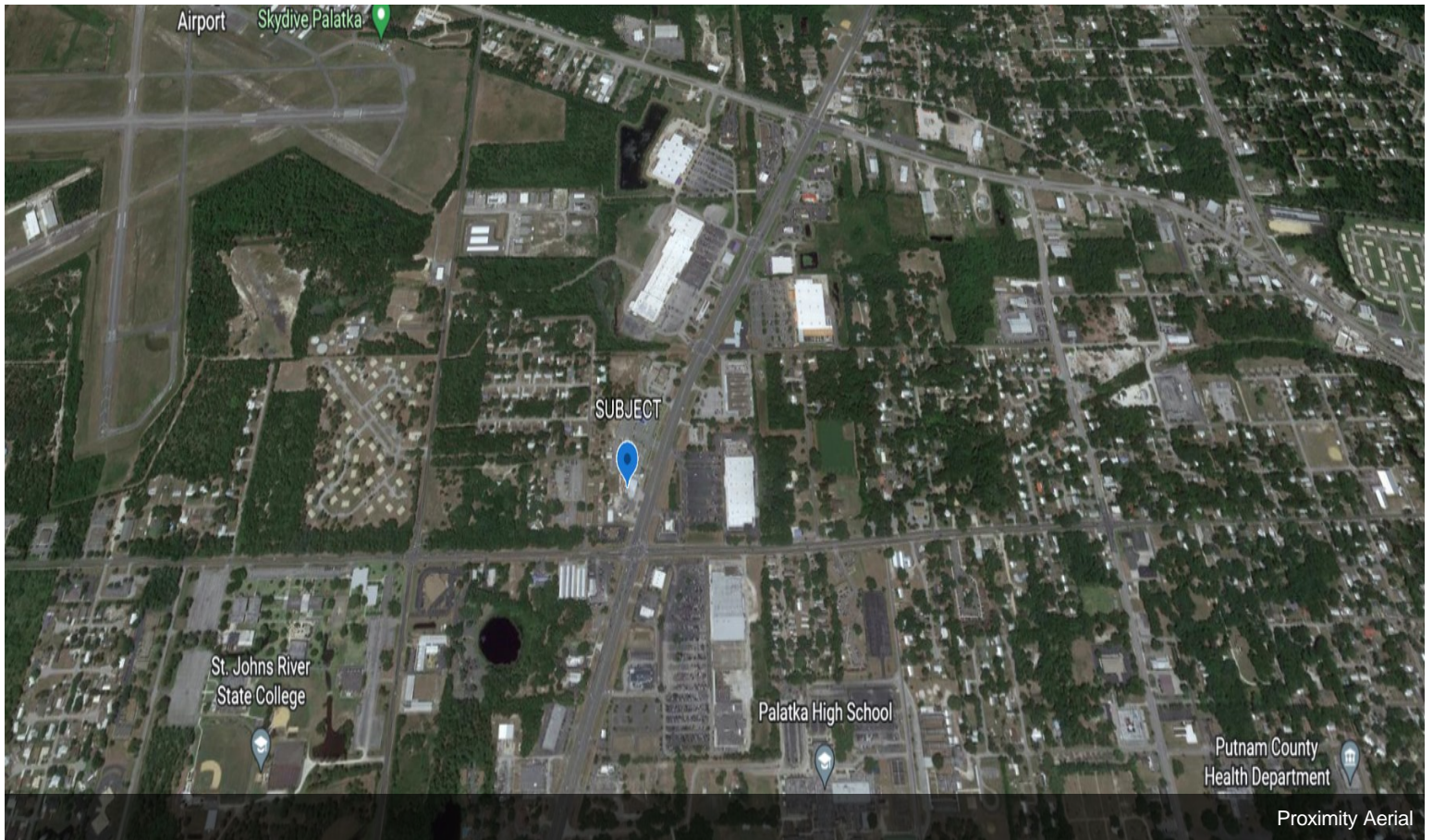


13 Area Businesses



14 Main Signage

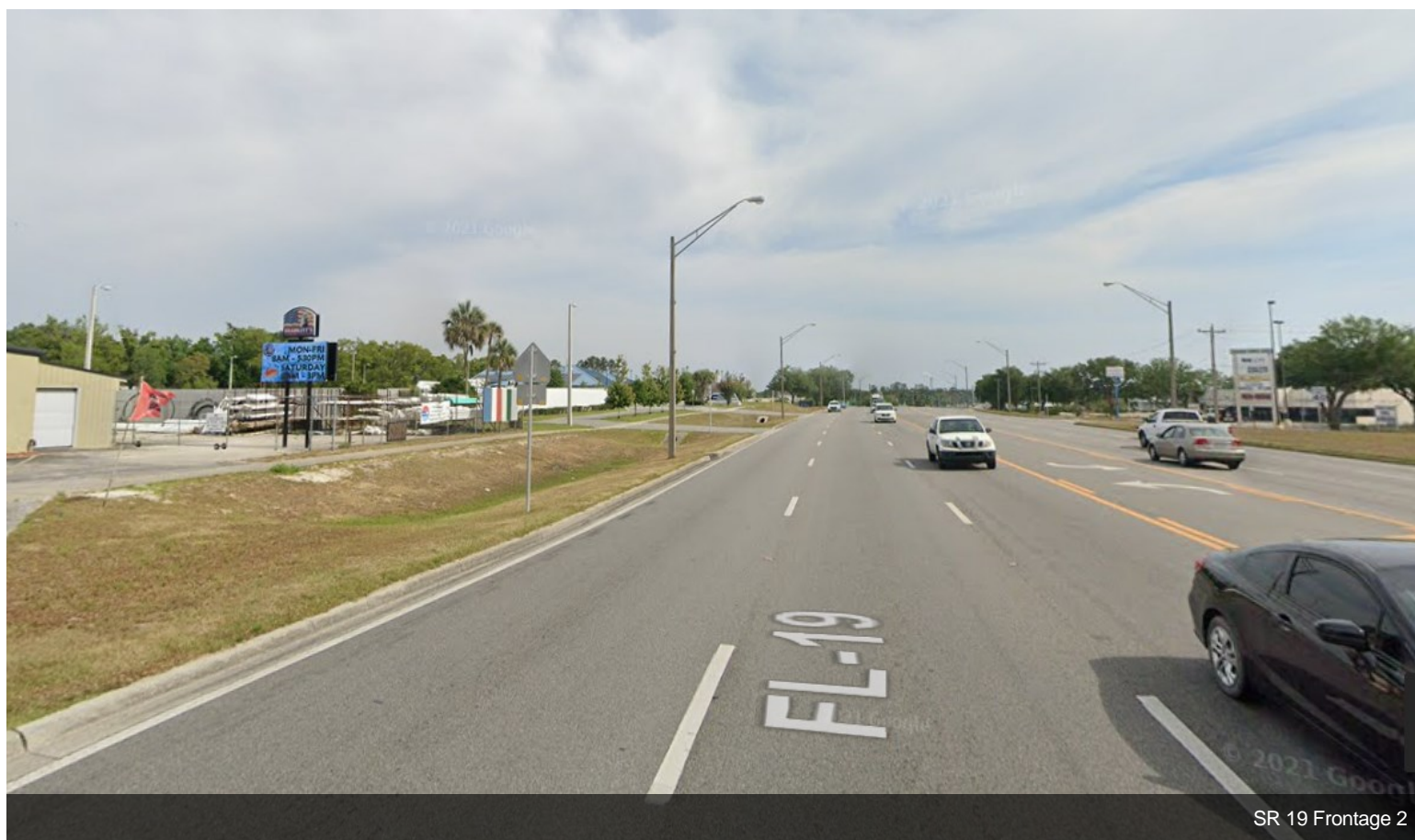
Property Photos



Property Photos



SR 19 Frontage 1



SR 19 Frontage 2