



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

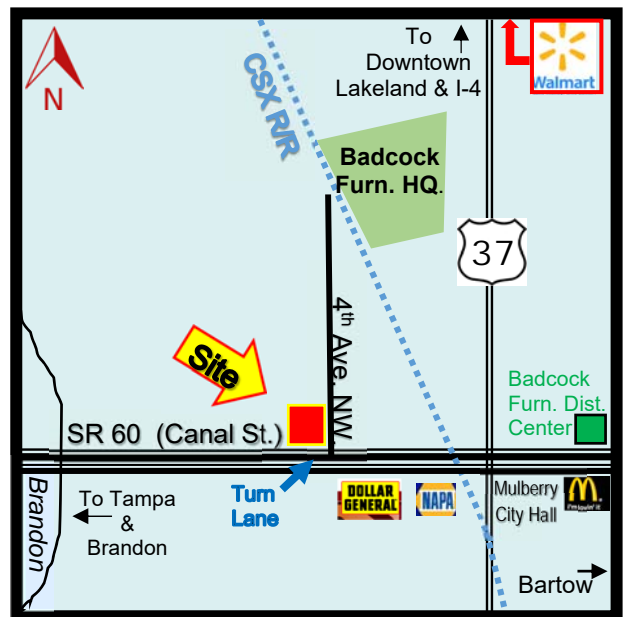
SV-432

MULBERRY COMMERCIAL VACANT LAND DRIVE – THRU OPTION ON SR 60 (CANAL ST.) FOR SALE



**NWC SR 60 (CANAL ST.) & 4TH AVE. NW
MULBERRY, FL 33860**

- MANY COMMERCIAL USES ALLOWED
- DIRECTLY ON SR 60 WITH 23,000 VPD
- DRIVE –THRU OR FOOD TRUCK POSSIBLE
- CLEARED & LEVEL WITH CORNER ACCESS
- SURVEY, PHASE 1 ESA & GEOPHYSICAL
- **PRICE: ONLY \$89,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



ADDRESS: NWC SR 60 (Canal St.) & 4th Ave. NW
Mulberry, FL 33860

LOCATION: SR 60 (Canal St.), Downtown Mulberry.

LAND AREA: 0.25 acre
DIMENSIONS: 101' x 111'

ZONING: C-2, Highway Commercial, City of Mulberry
LAND USE: Highway Commercial
FLOOD ZONE: 'X' (No flood insurance required)

IMPROVEMENTS: Vacant Land

UTILITIES: Electric – TECO Electric, Water/Sewer
- City of Mulberry, Cable & Internet - Frontier FIOS

PRESENT USE: Vacant Land

TERMS: Cash at closing

LEGAL DESCRIPTION: Lengthy (in listing folder)

TRAFFIC COUNT: 23,000 V.P.D

PRICE: \$89,000

TAXES: \$474.00 (2021)

PARCEL ID #: 23-30-02-000000-022080

NOTES: Your excellent & affordable chance to get a corner-commercial vacant parcel in Mulberry! Intensive "Highway Commercial" zoning allows many commercial uses. Drive-Thru possible, heavy traffic count of 23,000 VPD! Any new building on this corner lot can have visibility on SR 60 (Canal St.) and a large sign, with access from the side street. A drive-through concept would likely allow for a 500 SF building, ideal for a small sandwich or coffee shop, or check-cashing business, while an office project would allow for up to 2,000 SF, ideal for an insurance or local company looking for visibility. Super Walmart nearby – located just west of Downtown core. Directly on SR 60 (Canal St.) with divided highway turn lane. Don't wait – call now - Don Wallace or Philippe Beau at (727) 441-1951.

KEY HOOK #: N/A

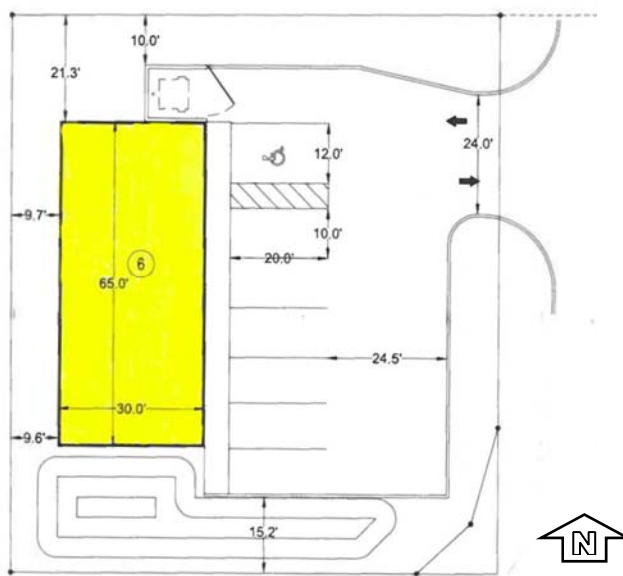
K&H SIGNAGE: 3 x 4

SHOWING INFORMATION: Drive to site.

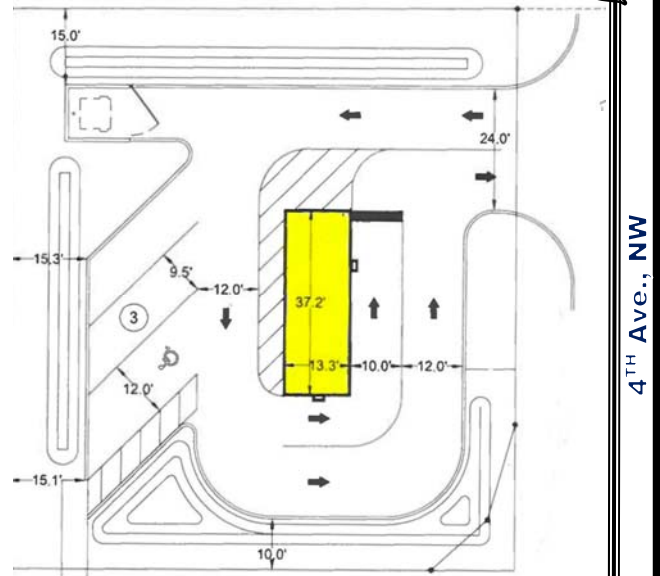
ASSOCIATE: Don Wallace & Philippe Beau

LISTING CODE: SV-432-3-26/18

OFFICE CONCEPT *



DRIVE -THRU CONCEPT *



SR 60 (Canal St.)

4TH Ave., NW

*These concept plans are only an indication of what could be developed but not to be relied upon.

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