



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

SV-444

# COMMERCIAL / MULTI-FAMILY LAND

## 2.29 ACRES – BEVERLY HILLS, FL

### FOR SALE



**6545 N. LECANTO HWY.**  
**BEVERLY HILLS, FL 34465**

- GNC – ZONED LAND
- COMMERCIAL OR MULTI-FAMILY
- MANY PERMITTED USES
- 400 FEET FRONTAGE ON N. LECANTO HIGHWAY
- NOT IN FLOOD ZONE
- **PRICE: \$279,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
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**ADDRESS:** 6545 N. Lecanto Hwy.  
Beverly Hills, FL 34465

**LOCATION:** US 41/ N Florida Ave., N. of Inverness to.  
N. Lecanto Hwy, turn west, property 1 mile on left.

**LAND AREA:** 2.29 acres  
**DIMENSIONS:** 400' x 403' x 134' x 97'

**ZONING:** GNC – Citrus County  
**LAND USE:** GNC  
**FLOOD ZONE:** X (No flood insurance required)

**IMPROVEMENTS:** Vacant Land

**LEGAL DESCRIPTION:** Lengthy (In Listing folder)

**PRESENT USE:** Vacant Land

**UTILITIES:** Electric – Duke Energy  
Water & Sewer\* – Citrus County Water Resources

**YEAR BUILT:** N/A

**MORTGAGE HOLDER:** F & C

**TAXES:** \$1,353 (2022)  
**PARCEL ID #:** 18E17S36-21000-00A0  
**TRAFFIC COUNT:** 6,000 VPD

**PRICE:** \$279,000  
**TERMS:** Cash

**NOTES:** This vacant land with 400 feet of frontage on Lecanto Hwy is located in Citrus County, Florida, near both single family and multifamily subdivisions as well as commercial plazas with retail and offices. Similar forms of development would likely be welcome on this land with a multifamily PUD with 3 villas attached two by two, a natural green buffer from the street, and retention pond in the back using natural gravity. Similarly, a small strip mall center with 9 shops and parking could be proposed to the county. \*Both concepts will require sewer extensions by Publix. Contact Philippe Beau at [Philippe@kleinandheuchan.com](mailto:Philippe@kleinandheuchan.com) for more information on development and planning.

**KEY HOOK #:** N/A  
**K&H SIGNAGE:** 3 x 4

**ASSOCIATES:** Don Wallace 941-780-5030  
& Philippe Beau 727-409-3465  
**LISTING CODE:** SV- 444-3-16/18

**SHOWING INFORMATION:** Drive to site.

**1. Commercial Strip Center**

**2. Residential Villas**

