



# KLEIN & HEUCHAN, INC REALTORS

Commercial/Investment/Real Estate Services

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



NWC SR 60 (CANAL ST.) & 4<sup>TH</sup> 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**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** NWC SR 60 (Canal St.) & 4<sup>th</sup> 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

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**TERMS:** Cash at closing

**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

**ASSOCIATE:** Don Wallace & Philippe Beau

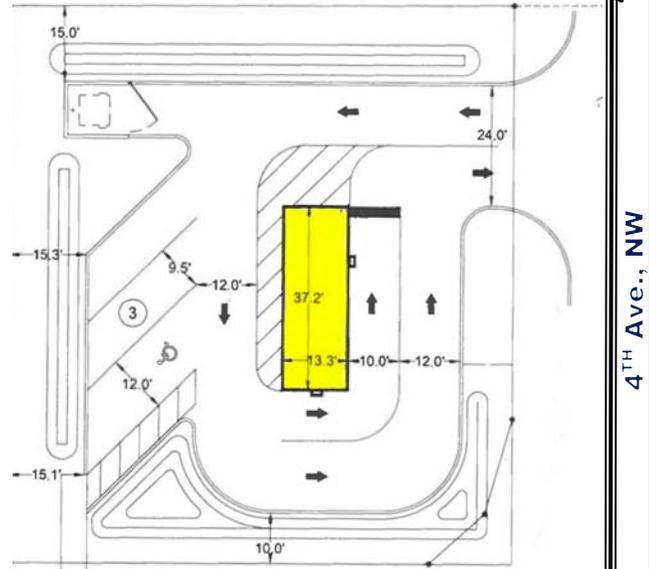
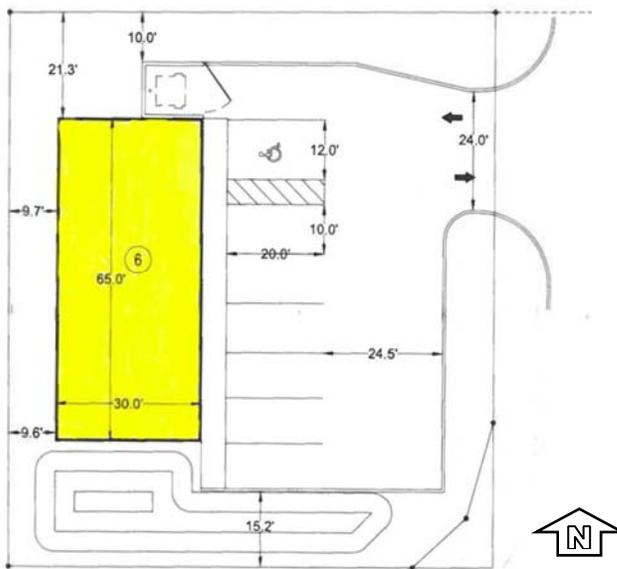
**K&H SIGNAGE:** 3 x 4

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

**SHOWING INFORMATION:** Drive to site.

**OFFICE CONCEPT \***

**DRIVE -THRU CONCEPT \***



**SR 60 (Canal St.)**

**4<sup>TH</sup> Ave., NW**

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

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