



Current Use:
RV & Boat Storage

3362 N CARL G ROSE HIGHWAY

HERNANDO, FL 34442

3.88 ACRES. MIXED-USE POTENTIAL
ONE REMARKABLE LOCATION

Where business opportunity meets Florida's outdoor lifestyle.

OFFERED AT
\$450,000



EXISTING COMMERCIAL BUILDING



SPACE & ACCESS



MATURE OAK SETTING



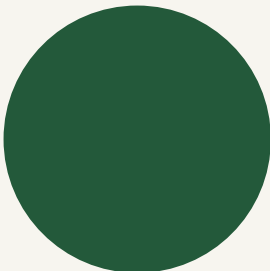
BUSINESS OPPORTUNITY

Commercial visibility and mixed-use potential



OUTDOOR RECREATION

Near lakes, parks and trails



PRIME LOCATION

Central Between Inverness, Dunnellon & Ocala



FLORIDA LIFESTYLE

Boating, fishing and nature nearby

A RARE MIXED-USE OPPORTUNITY

IN THE HEART OF FLORIDA'S OUTDOOR PARADISE

THE OPPORTUNITY

Nestled in Hernando, this 3.88-acre mixed-use property offers a compelling opportunity in Citrus County's recreational corridor. The property is currently used for RV and boat storage and combines commercial visibility with room to imagine what comes next.

Approximately 2.2 acres are zoned General Commercial (GNC) and 1.6 acres are zoned Low Density Residential (LDR). Existing improvements, utility connections and multiple structures provide a foundation for continued use, redevelopment or expansion, subject to county approvals.



AERIAL VIEW OF PROPERTY

PROPERTY HIGHLIGHTS

- 3.88 Acres**
168,898 sq ft
- Mixed-Use Zoning**
Approx. 2.2 ac GNC / 1.6 ac LDR
- Prime Road Location**
N Carl G Rose Hwy - main thoroughfare
- Existing Infrastructure**
Public water; sewer service to primary commercial building
- Current Use**
RV & boat storage
- Potential Uses**
RV/camper resort, cottage community, outdoor recreation business and more, subject to county approvals



kw CORNERSTONE
KELLERWILLIAMS, REALTY
Rainbow River Team

LIVE, WORK & PLAY IN ONE INCREDIBLE LOCATION

Minutes from the 19,000+ acre Tsala Apopka Lake system, this location puts boating, fishing, paddling and nature close at hand. Nearby access to the Withlacoochee State Trail, Rainbow River and the Gulf Coast expands the possibilities for outdoor recreation and year-round Florida living.



YOUR LOCAL REAL ESTATE TEAM

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