

COMMERCIAL

# CENTURY 21 COMMERCIAL.

J.W. Morton Real Estate, Inc.



1,300,000.00



## 3628 N Lecanto Hwy Beverly Hills, FL 34465

Location, location, location. Under two miles away from the entrance to the brand new Shops at Black Diamond. This commercial space has ample square footage, 33 parking spaces, located on a highly trafficked road (County Road 491). This property will not allow any animal care facility. Property has a shared driveway with neighboring commercial property.



**BUILDING SIZE**  
**3882 Sqft**

**Year Built:**  
**1994**

**Acerage:**  
**1.31 Acres MOL**

Wayne Buhler  
Broker

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WAYNEBUHLERC21@GMAIL.COM

# AVAILABLE



## Property Highlights

**\$1,300,000.00**

**3628 N Lecanto Hwy**



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- 1.31 ± acres
- 33 parking spaces
- Highly trafficked County Road 491 / N Lecanto Highway
- Less than 2 miles from the new Shops at Black Diamond
- Medical/Dental or Office use
- Concrete block & stucco construction
- Slab foundation
- Public water & sewer