



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



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24528 STATE ROAD 40 RD (MLS#:V4644423)

PRICE: \$79,528

Address#: 24528 STATE ROAD 40 RD

Zip Code: 32102

Style: Commercial

Lot: 30533

Acreage(acs): 0.70

Waterfront: No

Subdivision: ASTOR

City: Astor

Type: Vacant Land

Status: Active

County: Lake County

## PROPERTY DESCRIPTION

Located in Astor (a quaint community on The St. Johns River) on State Road 40 - stated in appraisal that best use would be retail, professional or medical offices or other commercial uses allowed within present zoning (C-2) criteria (please have buyer check with Lake County Division of Planning and Community Design) - priced under 8/2013 appraisal - existing structures of no value (do not enter) - .70 acres of commercial (C-2) property - Lake County states that this parcel of land has a split zoning on it. The west 1/4 is zoned R-6 (Urban Residential) and the other 3/4 is zoned C-2 (Community Commercial District). Utilities serviced by St. Johns River Utilities (water and sewer) and Clay electric. The Astor Chamber website has a calendar of events to show the wide variety of activities available to all. Property is located between bank and funeral home. 3 Portables on the property are not any way part of the listing/sale.

## ADDITIONAL FEATURES

Utilities:	BBHSInternetAvail, cable available
CDOM:	1083
Water Frontage:	N
Total Acreage:	12Acre to 1Acre
Front Footage:	129

## IMAGES

