

Comm. Bldg, Home, 3 Res. Rental Units: Crawfordville, FL

Property No.: 5443B

Auction No.: 220525



Property Details

Property Type:	Commercial Building, Home and 3 Residential Rental Units
Seller Type:	Private Equity Group
Auction Type:	Reserve
Total Land Area:	1.6 ± Acres
Square Feet:	1,324± (Store); 1,212± (Home 1); 786± (Unit 1); 420± (Unit 1 & 2 Each)
Year Built:	1955
Tax Identification Number:	27-35-01E-000-05480-000
County:	Wakulla
Address:	1971 Woodville Highway Crawfordville, Florida 32327
Lat/Lon:	30.19082, -84.21563

Agent Details

Listing Agent Information:

*Don Cutchins
Seven Hills Auctions
850.524.9929
don@7hauctions.com*

Buyer Agent Commission:

*For Registered Buyer Agents, 2% of High Bid. Must
Complete the Broker Registration Form*

Closing Details

Closing Agent:

*1701 Hermitage Blvd, Suite 100, Tallahassee, FL 32308
Manausa, Shaw & Minacci, PA
850.597.7616*

Closing Date:

30 Days From Binding Agreement Date

Deed Type:

Special Warranty Deed

Buyer's Premium:

10% Added to the High Bid Price

Description

Open House Dates and Times

May 18, 2:00 PM - 4:00 PM

Opportunity Zone

The subject property is located in an Opportunity Zone. More information about opportunity zones can be found in the download section.

Income Information

There is a billboard located on the property that is subject to a ground lease with Lamar. The annual rental amount is \$3,000. The initial lease commenced on 11-1-2019 and runs for a period of five years and shall remain in effect year to year unless terminated by the lessor or lessee. The billboard structure is owned by Lamar.

One of the units is occupied. The current rental rate is \$275 per month. The lease commenced on 12-28-2017 and is a month-to-month lease.

For additional details about this property, visit 7hauctions.com or contact us at 800.742.9165



