

MLS #: LC161893A List Price: \$469,000

18 MARKET AVE Palm Coast, FL 32164



PRESENT USE: Vacant, Other-See Remarks
LAND TYPE: Other-See Remarks
LOT DESCRIPTION: Cleared Field
ACREAGE: 1
PARCEL SIZE:
PROPERTY SQFT: 38028
AREA: 3-Palm Coast
SUBDIVISION: Town Center
NEIGHBORHOOD: Not Assigned
ZONING: PUD
LOCATION: Inside, Other-See Remarks

LEGAL DESCRIPTION: Town Center Phase I Mb 35 Pg 13 Lot 14 0.873 Acres
LOT SIZE: 165x230
FRONTAGE: Other-See Remarks
NAVIGABLE:
PRESENTLY ZONED: PUD, Professional/Office

REAR EXPOSURE: E

PAID SEWER:

TAX ID: **TAX AMOUNT:** 3706 **TAX YEAR:** 2008

HOA : No **HOA FEE \$:** **HOA PAYMENT:** **MAINTENANCE FEE/ANNUAL:** 0
HOA NAME: **HOA PHONE:**
COMMON CLUB AMENITIES:
ASSESSMENT:

CHARACTER OF AREA: Fast Growing, Good, Developing, Other-See Remarks
RESTRICTIONS/REQUIREMENTS:

BUILDINGS: **UTILITIES:** Water-Public, Sewer-Public, Other-See Remarks
IMPROVEMENTS: Cleared **WATER:** City
FENCING: **SEWER:** City Sewer
ROAD: Paved, Graded

SHOWING INSTRUCTIONS: GO SHOW, VACANT LAND

DRIVING DIRECTIONS: SR100 to Belle Terre Pkwy North, Right on Market Avenue, Lot is on the Right.

PUBLIC REMARKS: Zoned PUD, 0.873-acre Lot in Town Center, the fastest growth area of Palm Coast. Prime location for Office Space only a block away from SR-100 and Belle Terre Pkwy right next to the new Publix Plaza in Town Center. Excellent visibility and location. Lakefront lot, adding to its value. Could be purchased separately or together with the adjoining lot to the north at 24 Market Place. Owner will consider financing with sizable down payment at 5%, interest only, plus Buyer pays taxes, or will entertain offers to JV with a developer/builder, who will not have to buy land and can rather build it out and be ready for the warming market. The seller is flexible. This is a good opportunity for the Buyer with the vision and understanding of the trends.

SPECIAL REMARKS:

BUYERS BROKER COMP %: 3 **TRANS BROKER COMP %:** 3 **NON REP FEE %:** 1 **VARIABLE:** No **NET COMPENSATION:**
OWNERS NAME: FM DEVELOPME **RELATIONSHIP:** Transaction Broker **AGENCY:** Exclusive Rt of Sale
OCCUPIED: **SPECIAL CONDITIONS:** None **CONDITION:**
DOCUMENTS ON FILE:
POSSESSION/CLOSING: At Closing
TERMS/FINANCING: Cash, Finance

ORIGINAL LIST PRICE: \$770,000 **LIST DATE:** **EXPIRE DATE:** **DAYS ON MARKET:** 498
DISPLAY ON INTERNET: Yes **DISPLAY ADDRESS:** Yes **ALLOW COMMENTS:** Yes **ALLOW AVM:** Yes

Office Name: FUNCOAST REALTY, LLC (#:149) **Listing Agent:** JON ZOLSKY (DR) (#:2)
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