

	18 MARKET AVE
List Price: <b>675,000</b> Mls#: <b>161893</b> Area: <b>3-Palm Coast</b>	<b>Commercially Zoned Lot</b>  <b>Active</b>

Water Frontage: Road Frontage: <b>165</b> Sewer Paid: Property SqFt: <b>38,028</b>	Acreage: <b>1</b> Lot Size: <b>165x230</b> Zoning: <b>PUD</b> Taxes: <b>3,706 / 2008</b>	Sp/Cond: <b>None</b>  Subdivision: <b>Town Center</b> Maint/Annual:
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Sewer: <b>City</b> Land Ty: <b>See Remarks</b>	Water: <b>City</b> Road: <b>Paved, Graded</b>
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Frontage: **See Remarks, Other**  
 Utilities: **Electric, Telephone, Water, Sewer**  
 Pres Use: **Vacant, See Remarks**  
 Location: **Inside, City, See Remarks**  
 Improvent: **Cleared**  
 Char Area: **Fast Growing, Good, Developing, See Remarks**  
 Financing: **Cash, Finance**

Zoned PUD, 0.873 Acre Lot in desirable area of Town Center in Palm Coast. Great location for Office Space only a block away from SR100 and Belle Terre Pkwy right next to the Publix Plaza in Town Center. High visibility location. Could be combined with listing 157639 for total price of \$1,500,000.00

SR100 to Belle Terre Pkwy North, Right on Market Avenue, Lots on the right.

Combine with 24 MARKET AVE for combined price of \$1,500,000.00

Owner: **FM DEVELOPME**      Listing date: **1/22/2009**    DOM:97    Relationship **Transaction Broker**  
 Show: **GO SHOW, VACANT LAND**      Closing: **Possession at Closing**  
 Tax ID: **06-12-31-5815-00000-0140**  
 Legal: **Town Center Phase I Mb 35 Pg 13 Lot 14 0.873 Acres Or 1274 Pg 1264**

List Office: **FUNCOAST REALTY, LLC**      Ph: **386-255-5355**      Agency: **Exclusive Right of Sale**  
 List Agent: **JON ZOLSKY (DR)**      Ph: **386-255-5355**      **Jonzol@bellsouth.net**  
 Co Lister:      Ph:      Original List Price: **770,000**  
 Comp Sub Agt:      Buyer Broker: **3**      Trans Broker: **3**      Non Repre Brkr: **2**      Variable Rate: **No**

