

# *Dade City Commercial 5 +/- Commercial Acres with Home Renovated into Office*



***New Price  
June 2009***



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5120 S. Lakeland Drive, Suite 3 · Lakeland, FL 33813

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# Dade City Commercial • Dade City, FL • Pasco County

This 5 +/- acres of commercial property is in a high-traffic and high-growth area of Dade City. The commercial land comes with an older home that has recently been renovated into an office. Located on, and with frontage on busy US Hwy 301, the property is close to the Dade City Business Center and near I-75. This is an excellent investment opportunity!

**Sale Price:** ~~\$395,000~~ **NEW PRICE \$375,000**  
**Lot Size:** 5 +/- acres  
**Building Size:** 1,500 +/- SF  
**Location:** 16030 US Hwy 301  
Dade City, Pasco County, FL  
**Land Cover:** Grass & wooded  
**Road Frontage:** 250 +/- ft. on US Hwy 301  
**Water by:** Well / septic  
**Utilities by:** City of Dade City  
**Zoning:** Commercial  
**Improvements:** 1,500 +/- SF office  
**STR:** 15-24-21  
**Parcel ID:** 15-24-21-0000-07000-0000



**Located in  
High Growth  
Area!**



**Aerial and Location Maps**



**Near I-75!**



**Frontage on High-traffic Corridor US Hwy 301**

**Daily Traffic Count: 28,000**

**Excellent for Investment, Office Building, Business**

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## Driving Directions:

- From downtown Dade City, go north on US Hwy 301
- Property is approximately 1 mile north of the Dade City Business Center
- Property is at 16030 US Hwy 301 - look for sign

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