

HOME FOR SALE



4001 Shoal Line Blvd

Hernando Beach, Florida

United States

Asking Price

\$1,999,999

Bedrooms	4	Year Built	
Bathrooms	5	Date Listed	08/10/2024
Size	0	Listing ID	GL-1726611741

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11655562>

Overview

Discover endless possibilities with this prime waterfront commercial property, strategically zoned C1/C2! Located on the saltwater canals of Hernando Beach, this 2-story building encompasses 5 lots totaling almost 2 acres and it has its own boat ramp! The main floor boasts two versatile commercial units with brand-new vinyl flooring, ideal for office or retail use. Unit 1 features a countertop bar, a bathroom with a commode and sink, and a well-equipped commercial kitchen with a meal prep station, vent hood, gas and electric ovens, a 3-bin wash sink, tiled flooring, ample lighting, and space for refrigerators. The second commercial unit on the main floor offers expansive office space with two additional bathrooms. Access the second floor through its own entrance at the far right front of the building. This level has been converted into a spacious 4-bedroom living area, which could easily be reconfigured into separate offices or kept as comfortable living space for an on-site manager. The second floor also includes a full bathroom with a tub/shower combo, a single sink vanity, a commode, and a utility room housing the A/C systems and an electric range. An additional door provides access to the first floor, which can be locked to separate the units. The lower level features a dry storage area adjacent to the kitchen and a large garage/warehouse with two bays, each with roll-up doors suitable for nearly any truck. One garage includes a storage room for

equipment, a bedroom with through-wall A/C, and an additional half bathroom. The property has a total of 5 bathrooms with newer fixtures and plumbing for a potential 6th bath. Additional amenities include a 220-gallon propane tank and two A/C units (replaced in 2013 and 2014). The property offers ample expansion opportunities, whether by building upward, removing interior walls for more warehouse space, or adding extensions to the building. Currently, the vacant lots serve as RV and boat storage, providing a steady monthly income. Enjoy a 300 ft seawall and boat dock at the rear of the property, with a boat lift that will drop your boat into the direct access deep water canals that lead to the Gulf of Mexico. Conveniently located near the local marina, Hernando Beach Yacht Club, and just a mile from the Hernando Beach Public Boat Ramp, this property is in a prime location with excellent traffic and growth potential. With upcoming county developments nearby, this property promises significant earning potential and value.

For more details:

Listed by: Thomas Homan Jr

**Contact**

**Email**

**Phone**