

## Commercial Vacant Land

*Listing Price: \$245,000*



**Property Address:** 22627 US HWY 27 Moore Haven, FL 33471  
(Also known as 1330 U.S. Highway 27)

**Description:** The subject parcel consists of a mostly below grade rectangular shaped interior. Served by all utilities (septic system and well water is common for the area).

**Existing Improvements:** One detached one-story Class S/Steel office/storage building measuring 4,666 SF

**Folio #:** [A13-42-32-A00-0250-0000](#)

**Legal Description:** COMM AT NE CORN OF TR 27 THN SOO DEG 09 MIN 35 " E 10 FT THN S 89 DEG 24 MIN 24" W 434.97 FT TO THE POB THN CONT S89 DEG 24 MIN 24" W 706.38 FT TO THE E'LY R/W LINEOF SR 25 (US 27) THN S 00 DEG 01 MIN 37" W ALG R/W 185 FT THN N 89 DEG 24 MIN 24" E 706.38 FT THN N 00 DEG 01 MIN 37" E 185 FT TO THE POB TOTAL 3 AC M/L

**Gross Site Area:** +/- 3 Acres (130,680 SF)

**Zoning:** CG - Commercial General District

*Interested buyers are strongly encouraged to conduct as much research as possible based on publicly available information and drive-by inspection prior to contacting TotalBank for an appointment. Should you wish to speak with a Bank Representative after visiting the property, please send your contact information to [specialassets@totalbank.com](mailto:specialassets@totalbank.com).*

**Map:**

