

Commercial Property Wellborn, FL
12655 CR 137
Wellborn, FL 32094

\$399,000
1.4± Acres
Suwannee County



Commercial Property Wellborn, FL
Wellborn, FL / Suwannee County

SUMMARY

Address

12655 CR 137

City, State Zip

Wellborn, FL 32094

County

Suwannee County

Type

Commercial

Latitude / Longitude

30.221009 / -82.823978

Taxes (Annually)

\$1,689

Dwelling Square Feet

1,521

Acreage

1.4

Price

\$399,000



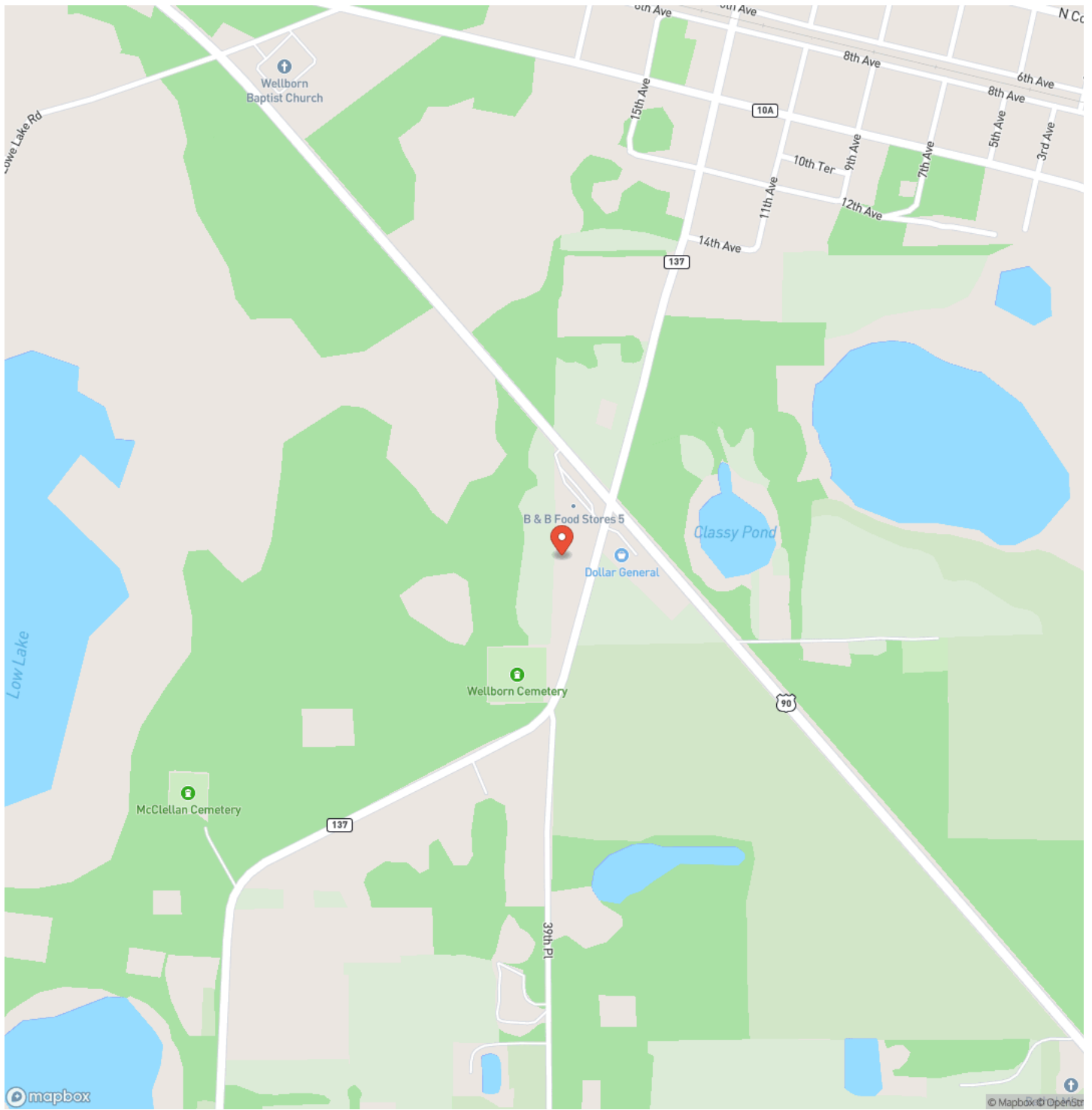
PROPERTY DESCRIPTION

Prime commercial opportunity in Wellborn, Florida. This 1.4-acre property sits just behind the Busy Bee Gas Station and Dollar General at the corner of US 90 and CR 137, offering excellent exposure and convenient access to Interstate 10. The location benefits from steady traffic and strong visibility, making it an ideal spot for a wide range of businesses. The property includes three functional buildings ready to serve multiple uses. A 40' x 60' warehouse-style metal building provides generous space with electric service already in place, making it suitable for storage, light industrial activity, or operations. A 1,521 square foot brick building with a brand-new metal roof has previously been used as both a pawn shop and car dealership, offering a flexible layout for retail, office, or showroom needs. In addition, there is a 30' x 30' metal carport with water access, a convenient setup for vehicle washing or outdoor workspace. With paved county road frontage, proximity to established businesses, and room for parking or expansion, this property is well-positioned for entrepreneurs looking to establish or grow in a thriving North Florida community. Its combination of acreage, infrastructure, and strategic location provides the foundation for a variety of commercial possibilities. Whether you envision retail, automotive, service-based, or mixed-use operations, this versatile property delivers the space and access you need to succeed.

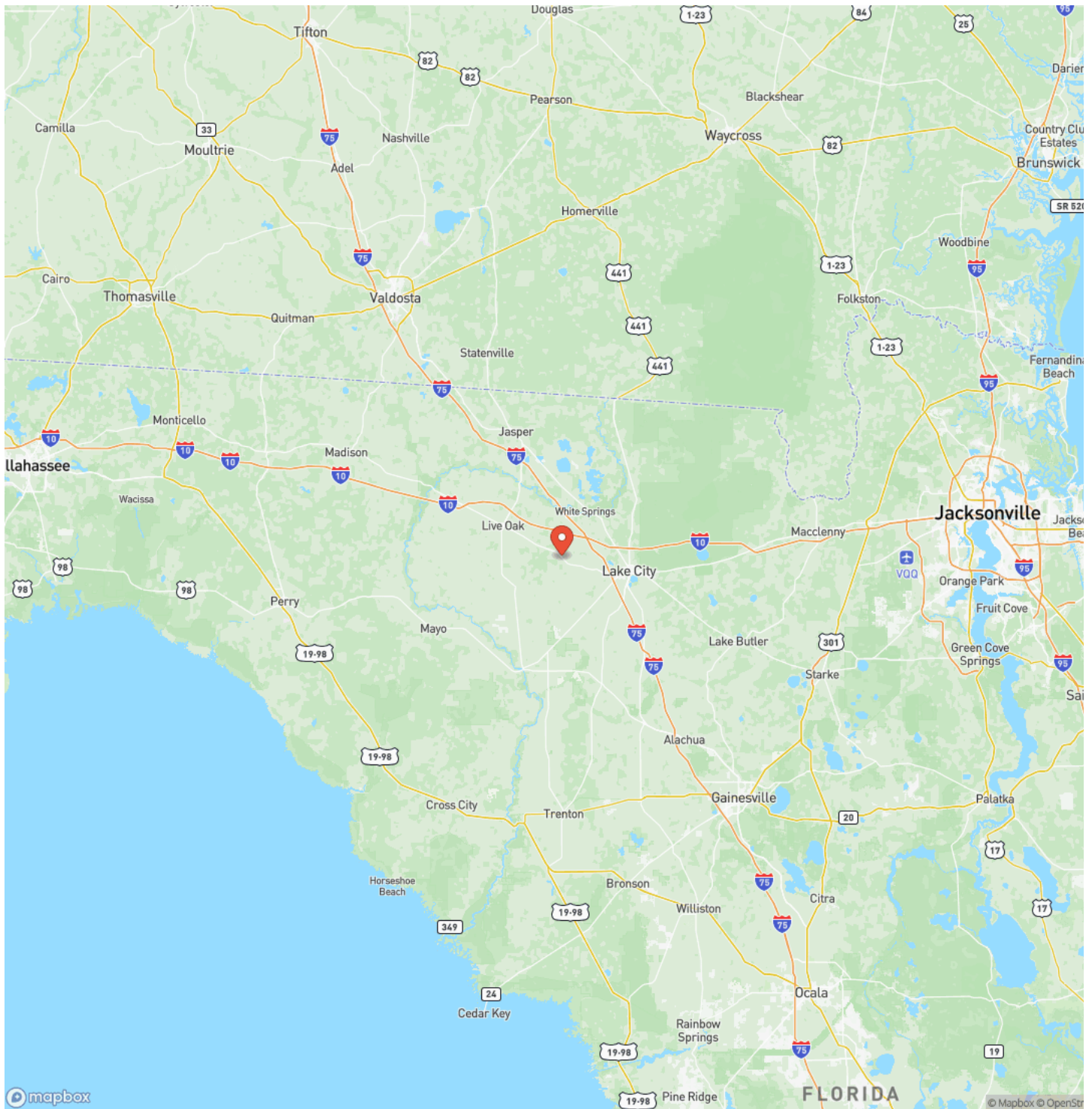
Commercial Property Wellborn, FL
Wellborn, FL / Suwannee County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Southern Land & Homes, LLC
145 NW Cantey Avenue
Madison, FL 32340
(850) 973-2200
MossyOakProperties.com

