



\$ 950,000



2300-2400 S Ridgewood Ave, Edgewater, FL 32141

- » MLS #: 1054040
- » Land | Lot: 8.56 acres
- » More Info: [2300-2400SRidgewoodAve.IsForSale.com](https://www.nsbhomes.com/2300-2400SRidgewoodAve.IsForSale.com)



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PRIME MULTI-PURPOSE USE PARCELS OF LAND THAT ENCOMPASS PARCEL ID #840200000400, 840200000420, & 840200000424. THESE THREE PARCELS OF LAND COMPRISE ~8.56 ACRES OF PRIME ROAD FRONTAGE WITH ~1, 273 LF ALONG US HWY 1 (S RIDGEWOOD AVENUE) ON EITHER SIDE OF OAK BRANCH DRIVE GOING NORTH TO SILVER CIRCLE BY SILVER RIDGE ESTATES. THE PARCELS ARE PRIME FOR COMMERCIAL DEVELOPMENT UNDER THEIR CURRENT "B-3" ZONING, WHICH ALLOWS FOR USES SUCH AS RETAIL SHOPPING PLAZAS, AUTOMOTIVE SALES/LEASING & REPAIR, BOAT SALES, FINANCIAL INSTITUTIONS, ANIMAL HOSPITALS-KENNELS & BOARDING, MEDICAL/DENTAL OFFICES, NURSING HOMES, PROFESSIONAL OFFICES, PLACES OF WORSHIP, RESTAURANTS, AND SCHOOLS. EXISTING SURVEY AND PHASE 1 ENVIRONMENTAL REPORT ARE ON HAND FOR REFERENCE.

