Scott Polisar, Broker, 941-882-5494 Ext 701, 813-324-1005 Ext 701

HAMERTON RD, #Lot 12, NORTH PORT, FL 34288

MLS C7530794



County: Sarasota

Subdiv: PORT CHARLOTTE SUB 45

Style: Mixed Use

Status: Active

List Price: $11,000

Total Acreage: 0 to less than 1/4

Special Sale: None

For Lease: No

Multiple possibilities under North Port's new AC-6 zoning. This Lot offers a range of development options including single-family and two-family residential uses. AC-6 also permits offices, retail, personal services, restaurants, industrial and warehouse uses, making this a good buy-and-hold opportunity. The location offers access to shopping, dining, medical, and entertainment throughout North Port and Port Charlotte. Beaches and boating are all within 30 minutes. The property is about 18 miles from Downtown Wellen Park, 17 miles from CoolToday Park, home of Atlanta Braves Spring Training Stadium, 11 miles from downtown Punta Gorda and its restaurants, and 10 miles from Sunseeker Resort on Charlotte Harbor. Buyer to verify suitability for their intended use during the due diligence period.

Land, Site, and Tax Information

Legal Desc: LOT 12 BLK 2123 45TH ADD TO PORT CHARLOTTE

SE/TP/RG: 26-39-22

Taxes: $609

Alt Key/Folio #: 1132212312

Add Parcel: No

Ownership: Fee Simple

Lot Dimensions: 82x125

Water Frontage: No

Utilities: Electrical Nearby

Sewer: Septic Needed

Road Surface Type: Asphalt

Zoning: AC-6

Tax Year: 2025

Block/Parcel: 2123

Road Frontage Feet: 82

Lot #: 12

Flood Zone: X

Lot Size Acres: 0.23

Lot Size: 10,000 SqFt / 929 SqM

Community Information

Master Assn/Name: No

Elementary School: Atwater Bay Elementary

Middle School: Woodland Middle School

High School: North Port High