

Owner/User Opportunity with Short-Term Income



Mount Dora Medical Office Building

Building SF	±2,344 sf
Year built	1956
Land	±1.50 ac
Zoning	C-1, Un-incorporated Lake County
Parking	18 surface spaces
Utilities	Septic and well replaced in 2020
Features	- Access to Lake Woodward - Full basement with ramp for boat storage
Tenant info	Two office suites, One occupied until February 28, 2025
2022 Income	\$23,424 *Annual CPI increases
2022 Expenses	\$15,121



Immediate access to U.S.
441 and U.S. 19A



Abundance of restaurants
and retail close by



Minutes from Historic Mount
Dora Village

Asking Price:
\$495,000 (\$211/sf)

Get more information

Gunner Leslie

Associate
407 440 6642
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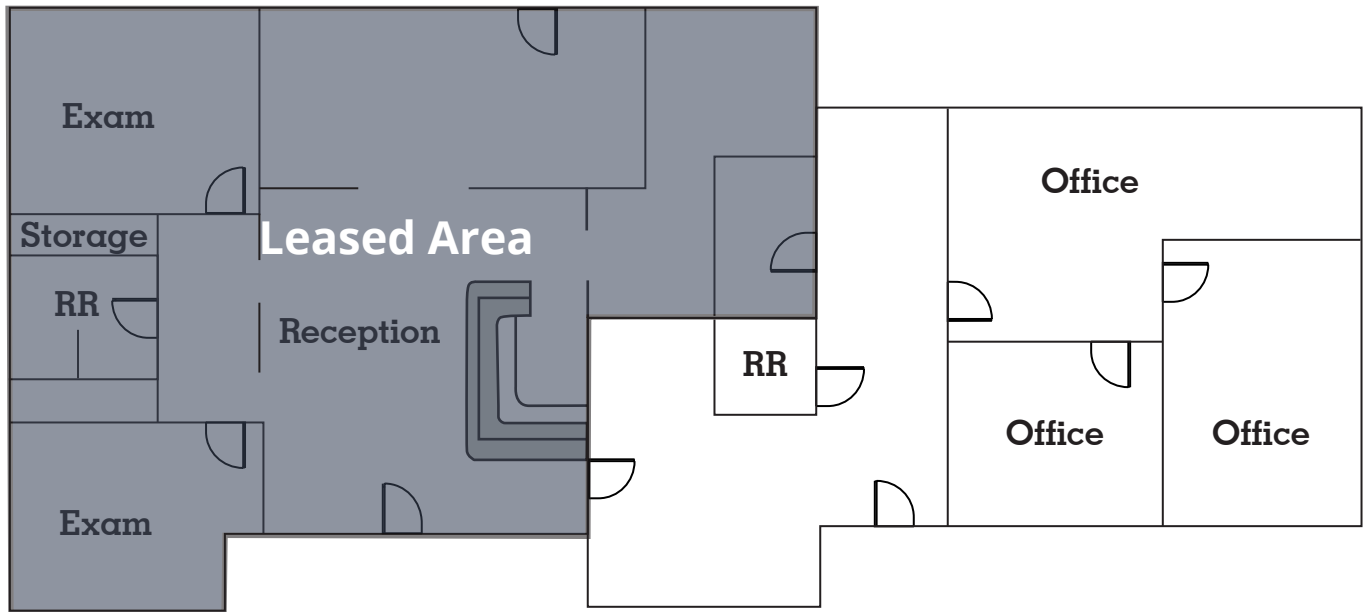
Nathan Eissler, CCIM, SIOR

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Property Floorplan

2,344± sf

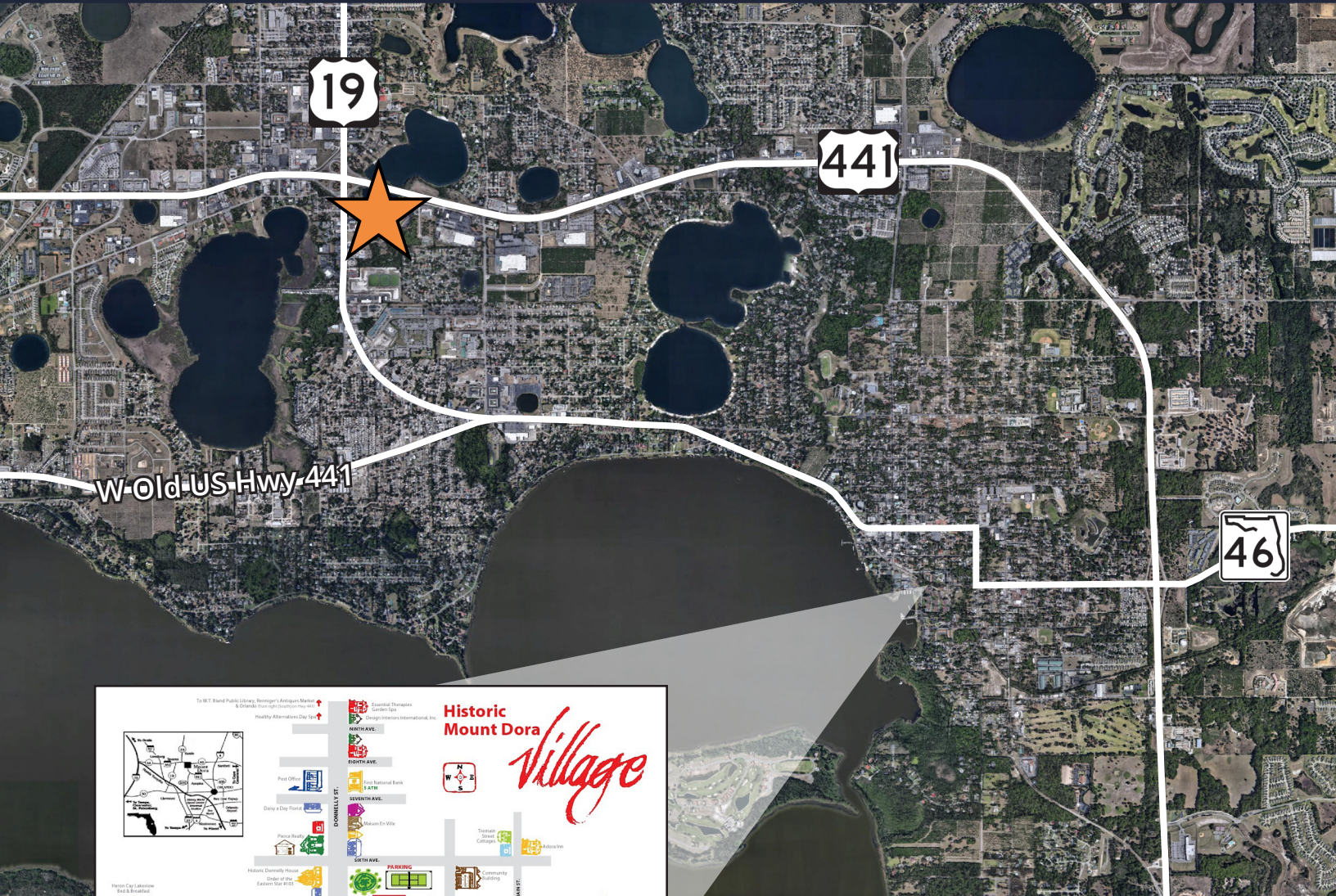


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With a population of about 15,000, Mount Dora evokes a quiet and comfortable small town feel. With it's many historic buildings and its large canopy oak trees, variety of antique and specialty shops and numerous special events throughout the year. Six major annual events draw thousands of visitors:

- Annual Christmas lighting festival
- Bicycle festival
- Antique Spring Show
- Crafts fair
- Mount Dora Arts Festival
- Sailing regatta

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