



Professional Office Space - 1,824 sf
1175 Lucerne Drive, Mt. Dora, Lake Co., FL 34748

FOR SALE or LEASE



FOR SALE \$139,900
or FOR LEASE \$1,350/mo.

- 1,824 sq. ft. building, built 1980
- Lot is 159' X 100' +/- (.36 acre)
- 9 striped parking spaces, plus additional parking area
- Zoned Residential Professional (RP)
- Real Estate Taxes \$2,297 (estimated)
- Alt Key # 1394856
- 6 private offices, 2 reception areas, 2 restrooms, kitchen, and storage
- 4% Co-Broke
- Lease rate of \$1,350/mo., plus tax (gross)



GRIZZARD
COMMERCIAL REAL ESTATE GROUP

Mike Pederson 352-408-0190
1300 Citizens Blvd., Suite 150, Leesburg, FL 34748
www.GrizzardCommercial.com



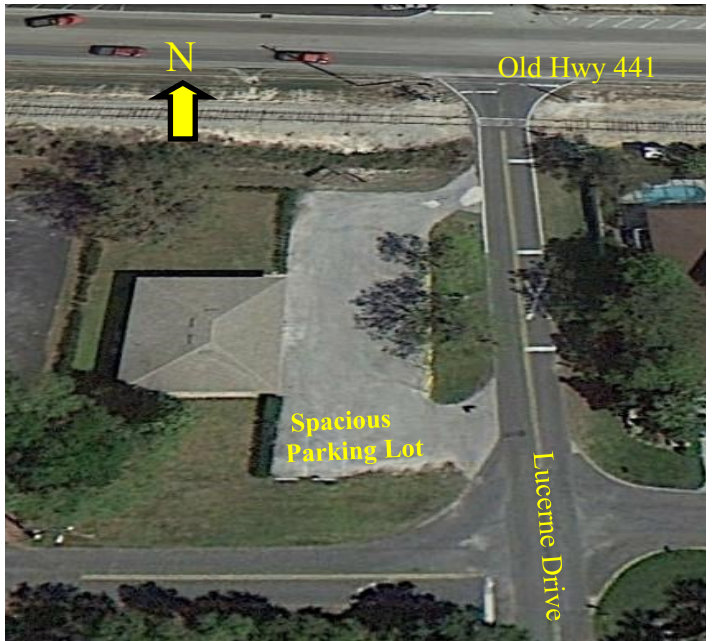
Reception area



One of four corner offices



Looking north on Lucerne Drive towards Old Hwy 441 with subject property on the left

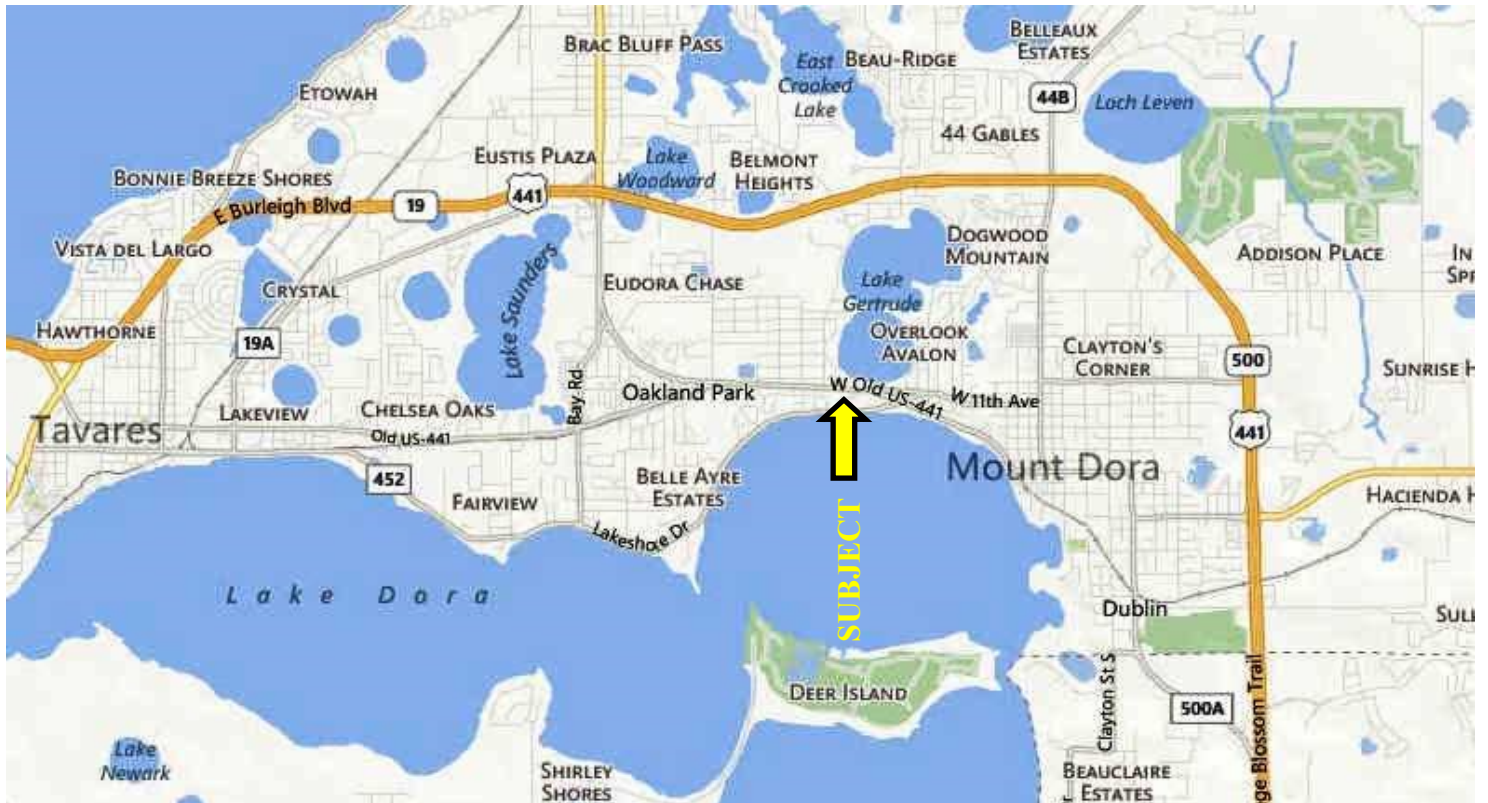


N

Old Hwy 441

Spacious Parking Lot

Lucerne Drive



SUBJECT