



OFFERED AT \$1,500,000
33040 PROFESSIONAL DR. LEESBURG, FL



33040 Professional Drive presents a prime medical office building turnkey for veterinary practices and easily suited for a variety of medical offices or traditional office spaces. This one story building offers almost 6,000 square feet of usable space with a lobby and reception space, 6 private exam rooms, ample private office suites, staff kitchenette, laundry, surgery room, and x-ray room fit with a lead enclosure. Sitting on over an acre of land, this property boasts 39 parking spaces, fenced yard space, and a dumpster enclosure.

Situated off of US-441, 33040 Professional Drive offers an ideal location to allow for a thriving business. This building is less than 3 miles away from the Lake Square Mall and the Shoppes of Lake Village which house large retailers such as Publix, Dollar Tree, AMC Movie Theaters, Advanced Auto Parts, and a wide variety of popular fast food chains. With the Villages and Mount Dora only 12 miles away, this location is convenient for all of North Lake County residents. I-75, SR-429, Florida's Turnpike, and US-27 are all less than 20 miles away offering easy access for out of town individuals.

Highlights

- ✓ Built in 2004
- ✓ 5,765 sqft.
- ✓ 39 parking spaces
- ✓ 1.32 acre lot
- ✓ C-3 zoning
- ✓ Gen. Comm. future land use
- ✓ X-ray and surgery room

Contact

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