



# MEDICAL PROFESSIONAL BUILDING - CENTRAL BUSINESS DISTRICT

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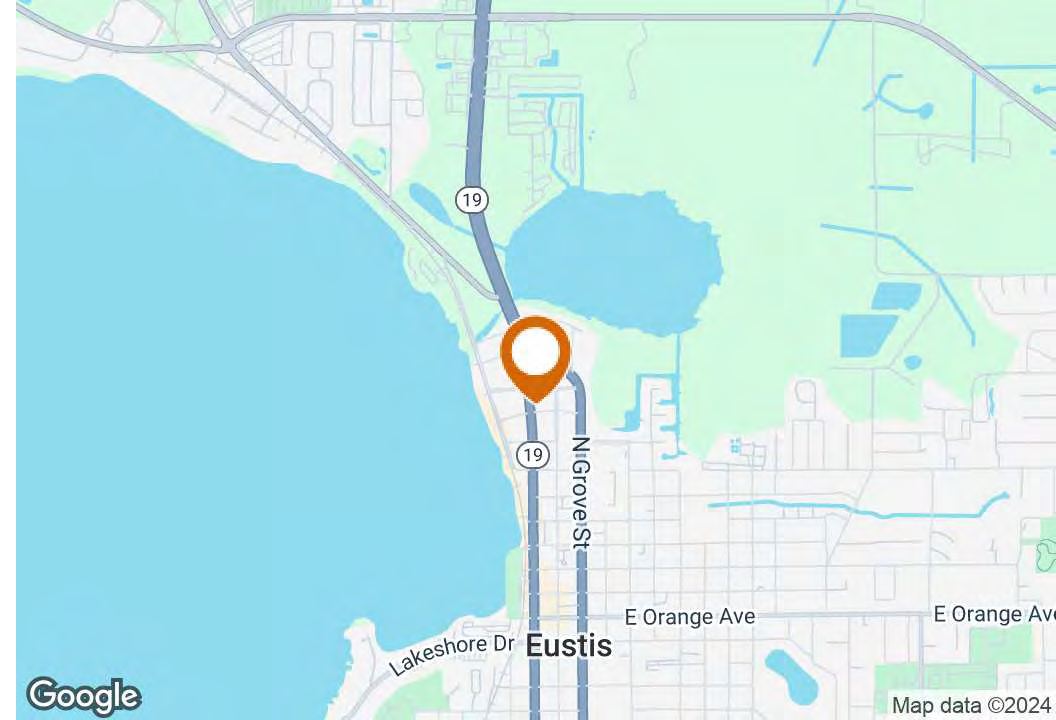
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Section 1

# PROPERTY INFORMATION

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>Sale Price:</b>	\$855,000
<b>Building Size:</b>	3,158 SF
<b>Lot Size:</b>	0.52 Acres
<b>Price / SF:</b>	\$270.74
<b>Year Built:</b>	1982
<b>Renovated:</b>	2004
<b>Zoning:</b>	RT
<b>Market:</b>	Orlando
<b>Submarket:</b>	Eustis
<b>Traffic Count:</b>	12,000 ± Cars/Day
<b>APN:</b>	0219-26-0300-00B-00100

## PROPERTY OVERVIEW

Introducing a prime investment opportunity in the heart of Eustis, FL. This meticulously maintained 3,158 SF building, constructed in 1982 with a major renovation in 2004, offers a versatile space ideally suited for medical professional office or office building use. The property is zoned RT, providing flexibility for various business endeavors and is located in the Central Business District. Boasting a convenient location in the thriving Eustis area, this property presents an excellent chance for investors seeking a strategic addition to their portfolio. With its well-kept facilities and strategic positioning, this property is a compelling prospect for those looking to capitalize on the dynamic commercial real estate market in Eustis.

## PROPERTY HIGHLIGHTS

- 2 new HVAC systems with warranty transfers
- Recently replaced flooring & painted interior
- Corner Lot occupied by 2 physicians: In primary care for over 40 years
- 21 Parking Spaces
- 2 Street Entrances
- 2 Physician capability

## LOCATION DESCRIPTION

[VIEW PROPERTY WEBSITE](#)



## LOCATION DESCRIPTION

Medical professional office directly on S US Hwy 19 (Bay Street) & E. Wilt Avenue, and is included in the Eustis Central Business District. Half acre lot with 21 parking spaces. New roof installed in 2024, along with AC from 2023, remodeled in 2022 including flooring, interior and exterior painting. Built in 1982 but the effective year is 2004-major renovation. Shared reception and front work area, the back offices are split into somewhat identical sides. A nice scenario would be to use one side and lease out the other. Owner parking is behind the building, each unit has two separate metal doors for access, security system and 2 car metal carport. Easy access with the property being located on a corner. Enter and exit the parking lot from Wilt Ave or directly on Bay Street.

The back half of the building is designed identical which creates the two offices, each side has a consultation room, 3 exam rooms, minor procedure room, nurses station, scale designated area, dressing areas and 2 individual rest rooms, including the back private entrance for the professional.

Front and shared areas: Staff lounge, work room, chart room laboratory, x-ray, reception, waiting area, and plenty of storage. This building is in beautiful condition, has plenty of parking, and is ready for one or more professionals.

AERIAL

Lake Eustis

12,000 ±  
Cars/Day

N Bay St

E Wilt Ave

AERIAL



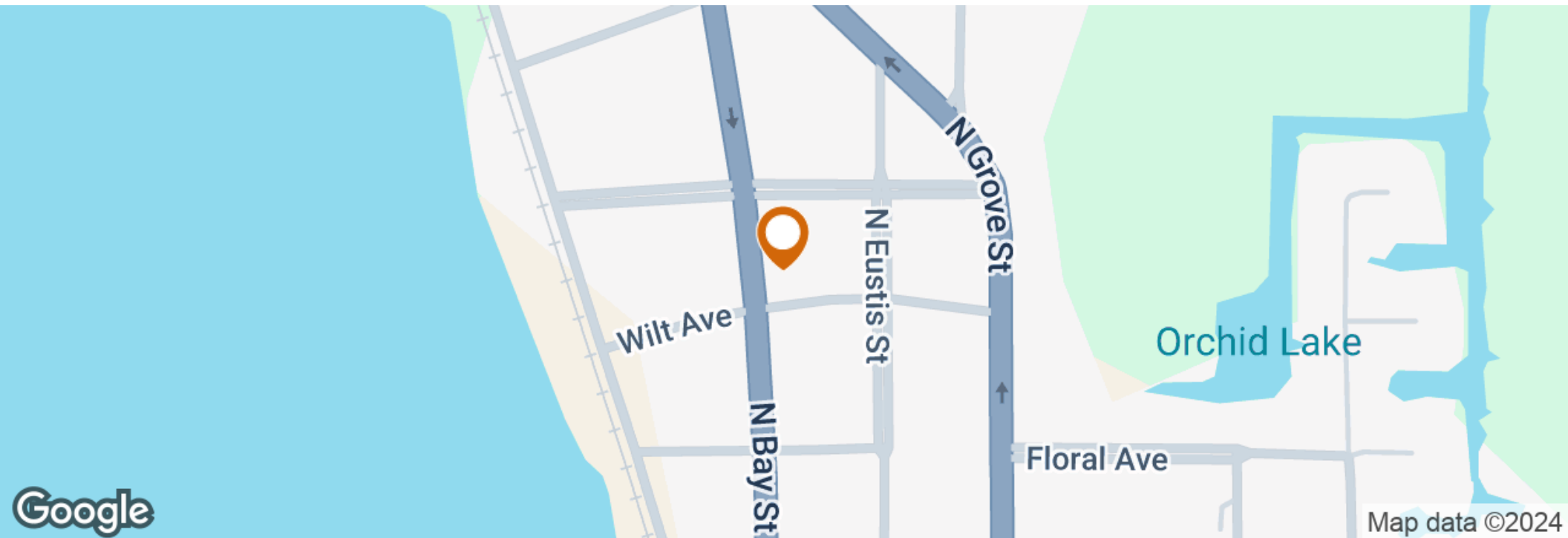


Section 2

# LOCATION INFORMATION



## REGIONAL & LOCATION MAPS



## DEMOGRAPHICS MAP & REPORT

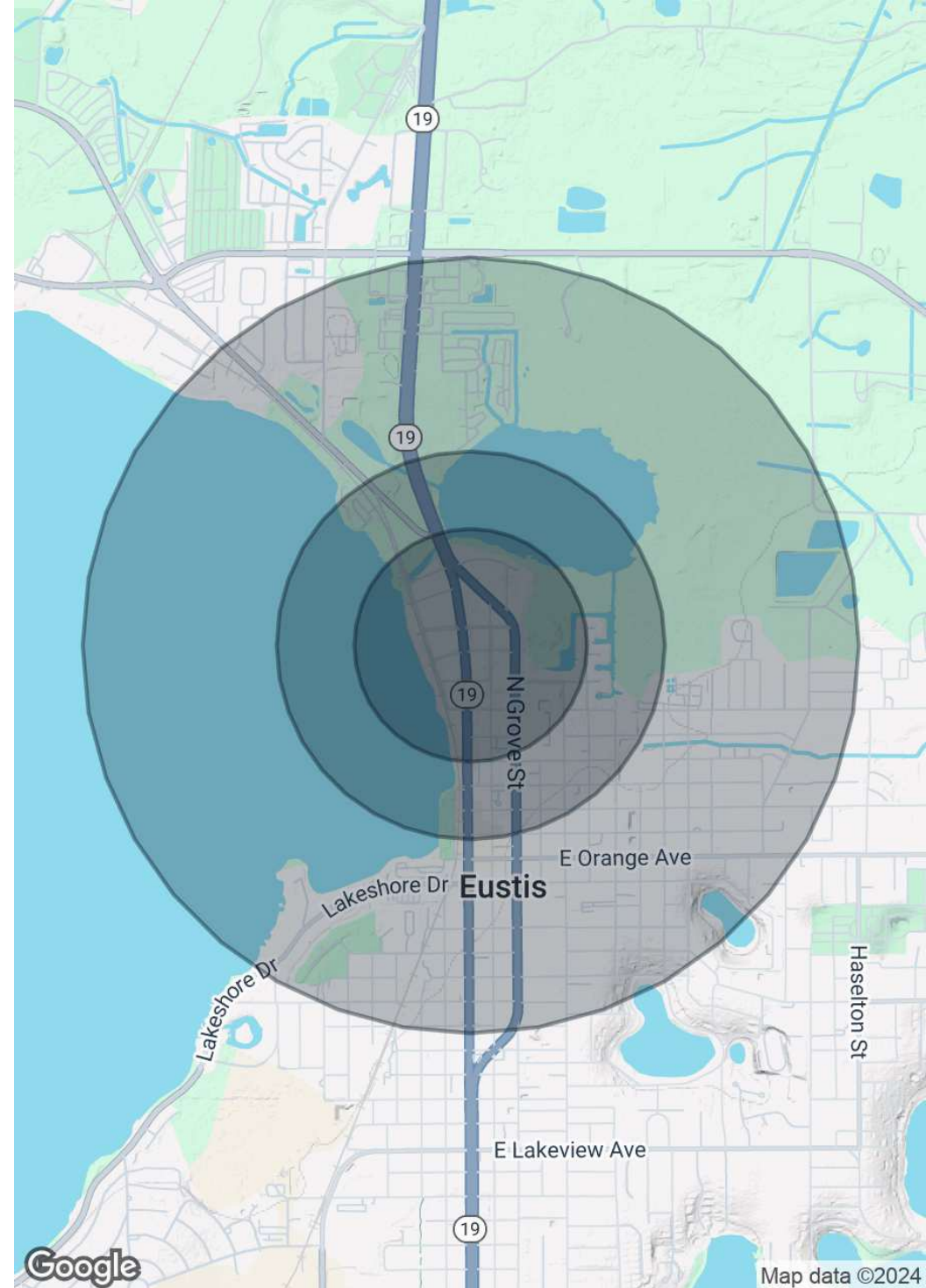
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	405	916	5,178
Average Age	41	42	43
Average Age (Male)	39	40	42
Average Age (Female)	43	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	181	414	2,123
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$55,346	\$57,607	\$67,906
Average House Value	\$198,282	\$202,560	\$223,004

### TRAFFIC COUNTS

12,000/day

*Demographics data derived from AlphaMap*

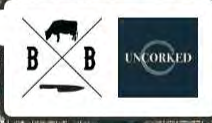
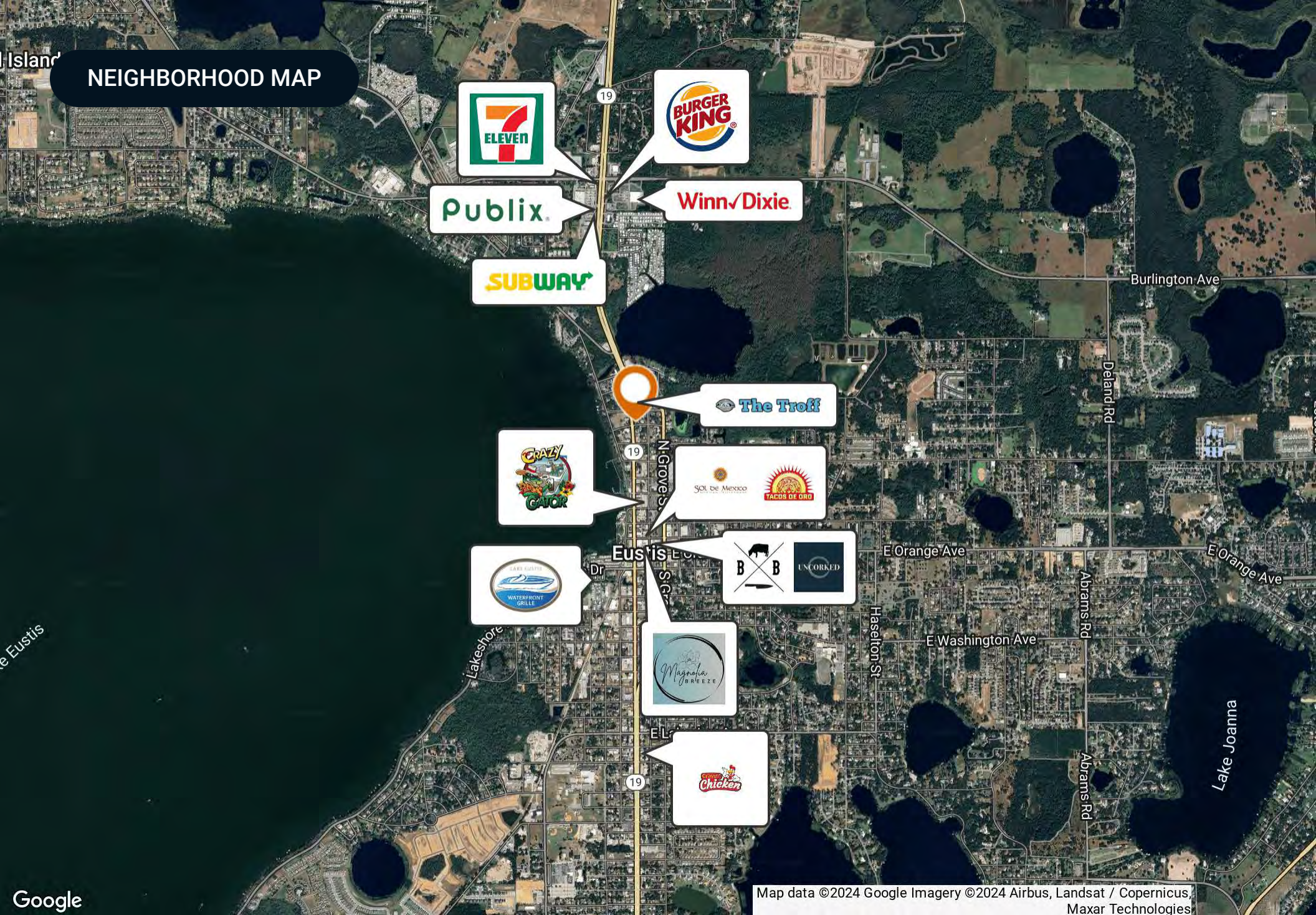




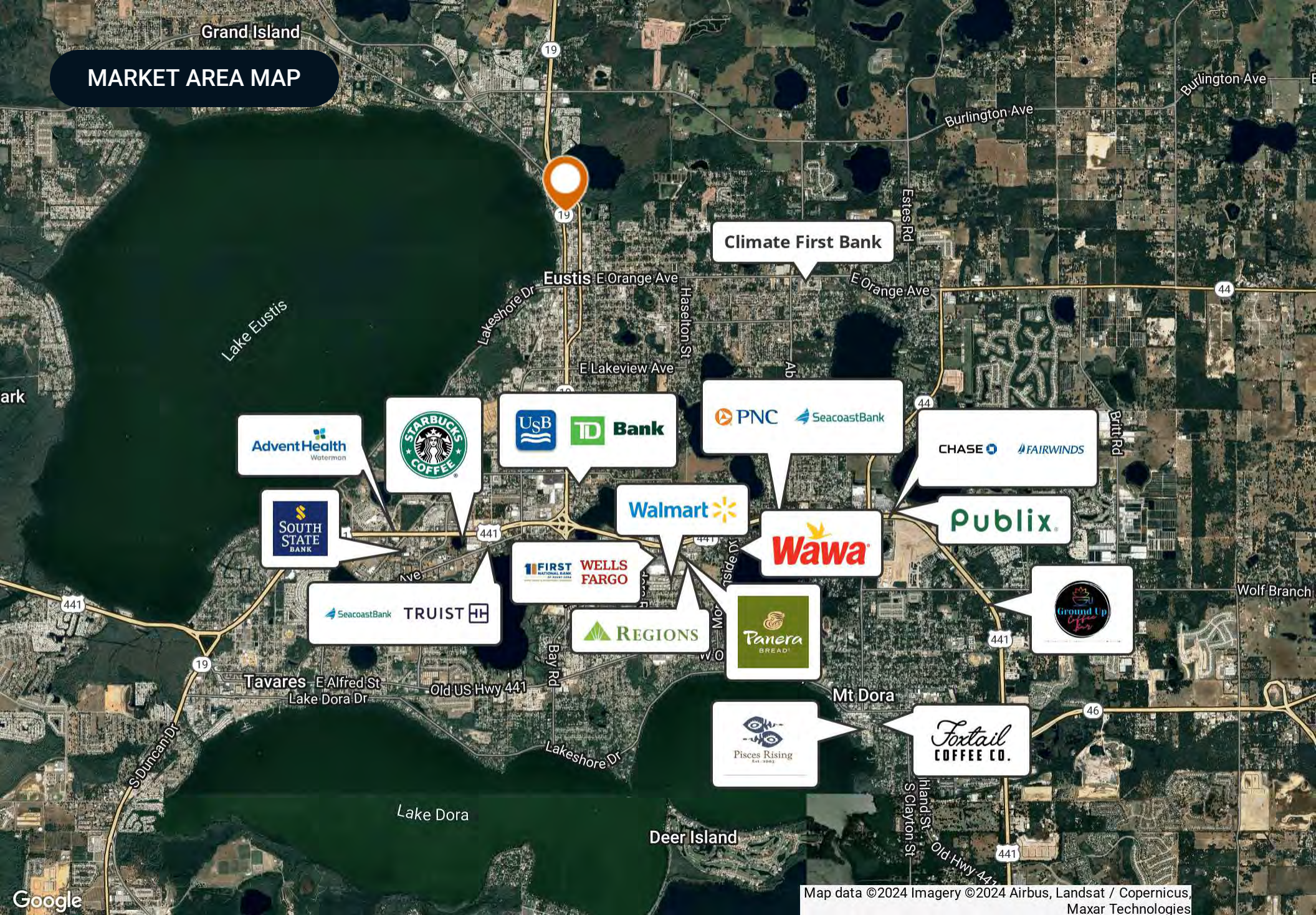
Section 3

# MAPS AND PHOTOS

# NEIGHBORHOOD MAP



# MARKET AREA MAP



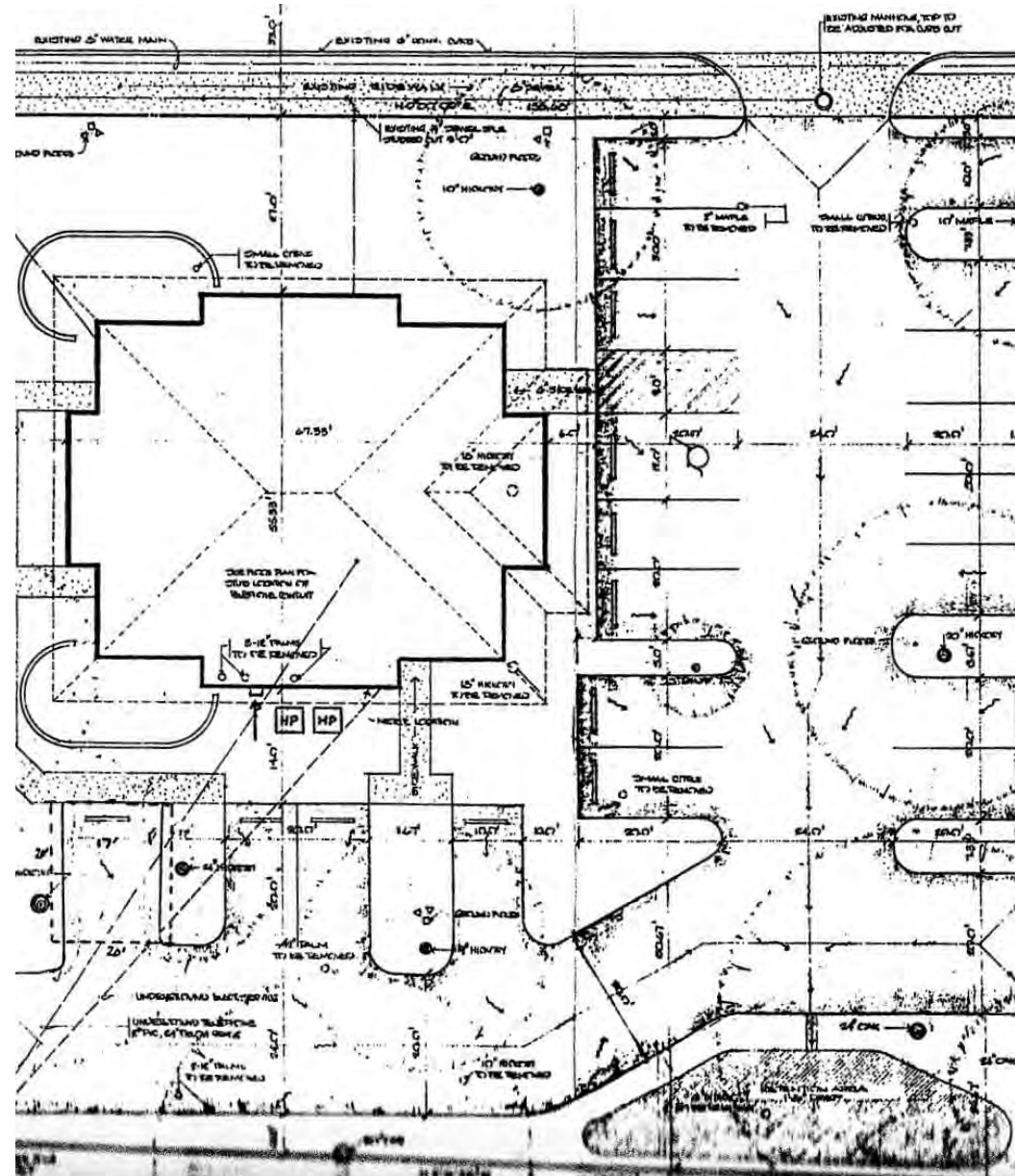
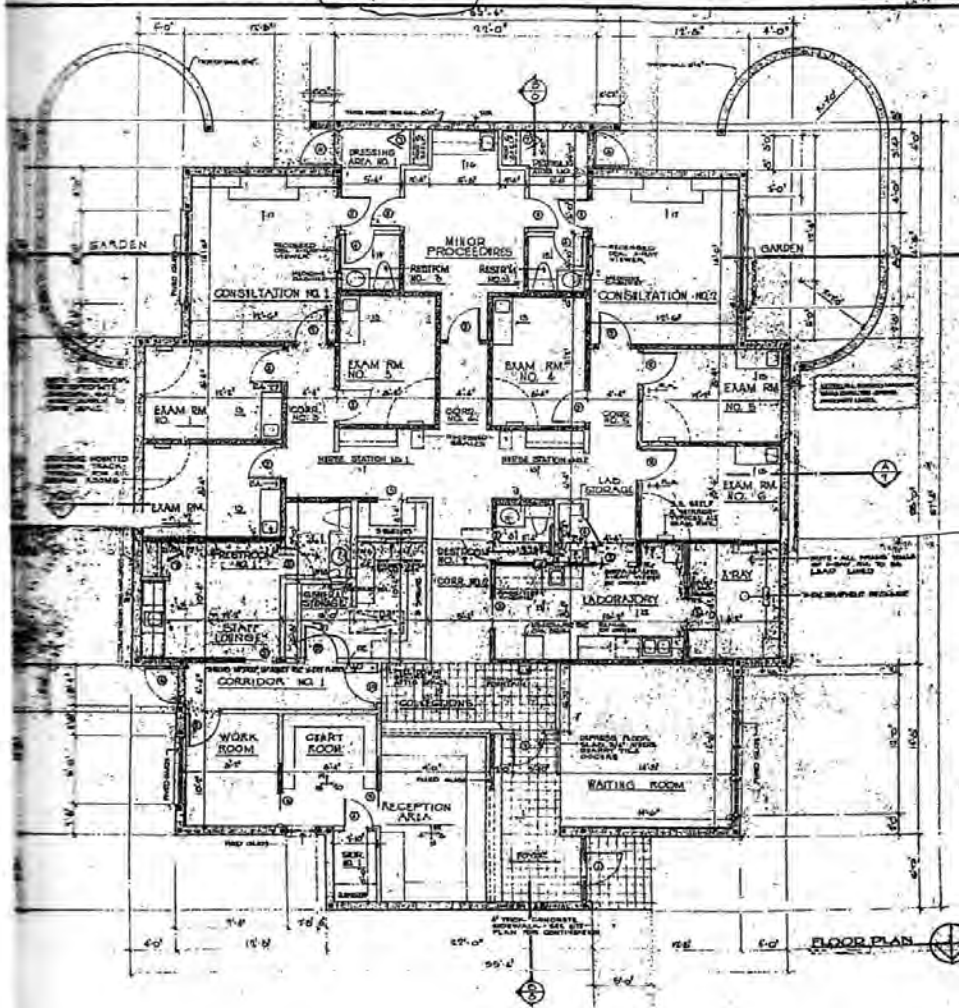
Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

# FLOOR PLANS

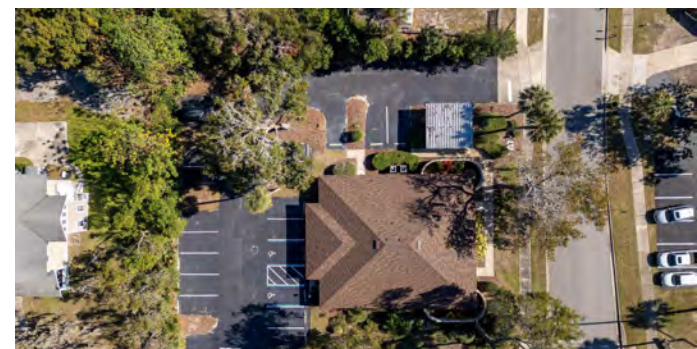
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MODIFIED FLOORPLAN DESIGN, #801 NORTH BAY STREET  
EUSTIS, FLORIDA

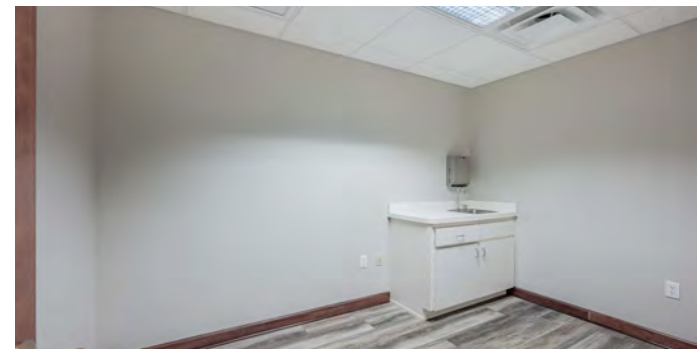
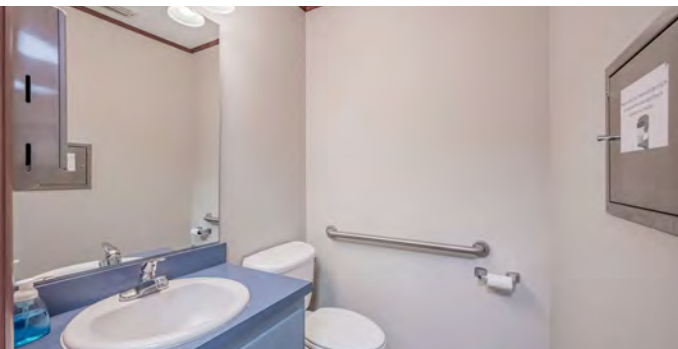
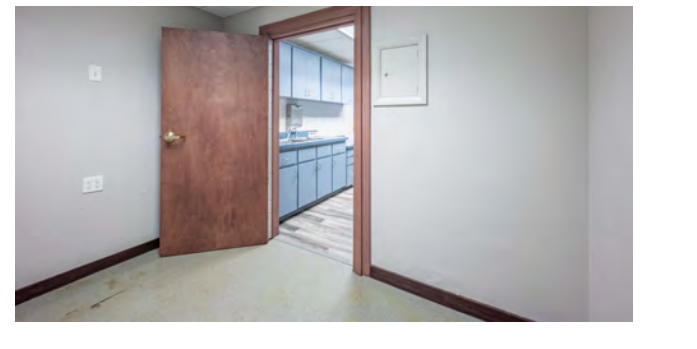
Gross Building Area: 3,158 s.f.  
Four Covered Entrances: 60+s.f.  
Double Metal Carport: 400 s.f.  
Total Covered Gross Area: 3,618 s.f.  
Net Including Overhangs



EXTERIOR PHOTOS

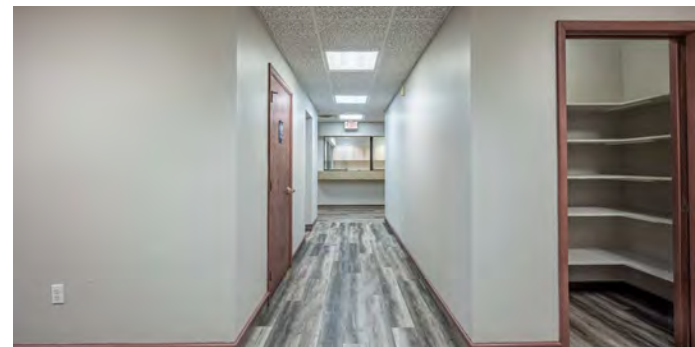
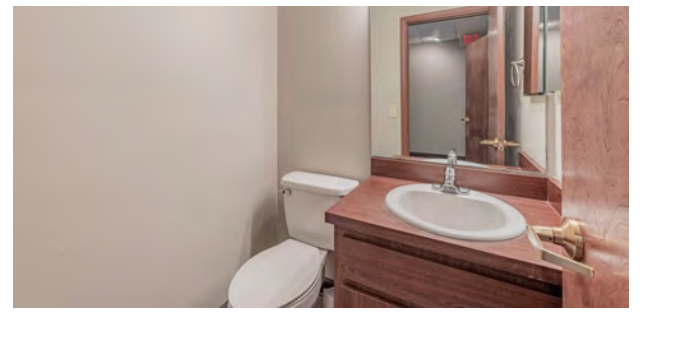
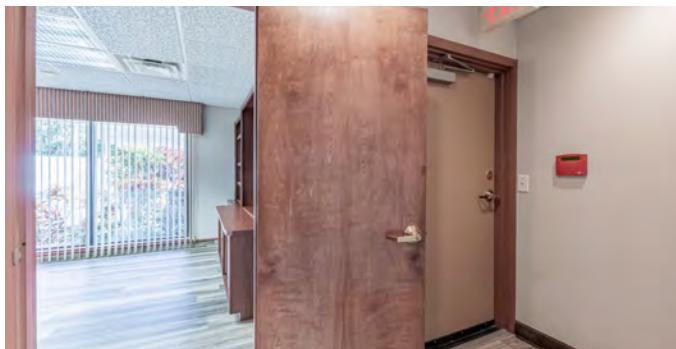
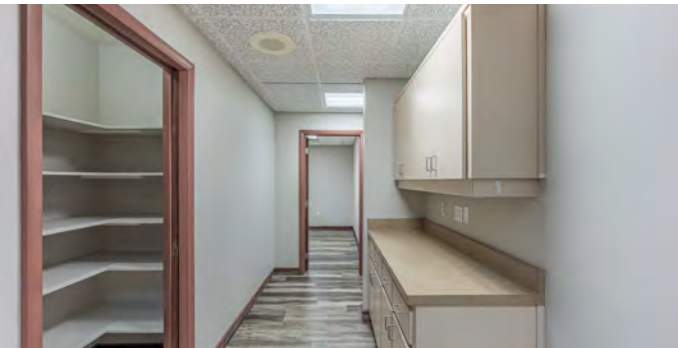
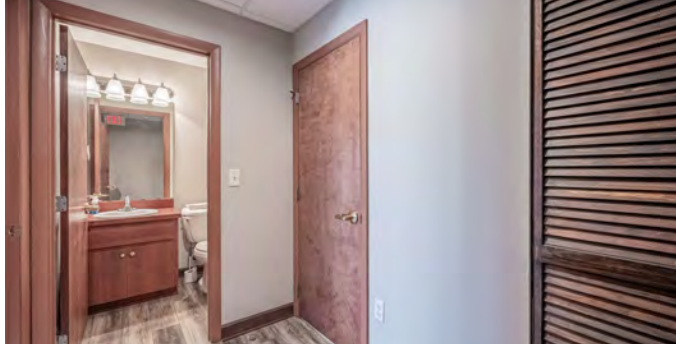


INTERIOR PHOTOS





INTERIOR PHOTOS





Section 4

# AGENT AND COMPANY INFO

## ADVISOR BIOGRAPHY



### TRISH LEISNER, CCIM

Senior Advisor

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## PROFESSIONAL BACKGROUND

Trish Leisner, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, and residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing in many Big Game Tournaments.

Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

Trish specializes in:

- Commercial CCIM and Residential Broker
- Land
- Farms
- Commercial
- Market Analysis
- Valuations On Commercial Real Estate
- Court-Ordered Sales
- Estate Properties
- Bankruptcies, Trusts, And Probate



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