

Apex Auto & RV Vault

3384 W Main St. Leesburg, FL 34748

 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



For Sale: \$295,000/unit

LOCATION HIGHLIGHTS

Located on SR-44 with traffic count of 25,000 cars per day. Adjacent to Dollar General with new Wawa and Circle K nearby. Less than 3 miles from US-27/US-441 and only 10 minutes from national and local restaurants and retailers along US-441.

LISTING HIGHLIGHTS

- **±1,250 SF** premium garage condos available
- Facility is **accessible 24/7**
- Standard unit features:
 - **20' high ceilings**
 - **14' high roll-up door** & separate entry door
 - **3-phase power** 100 Amp service
 - **Climate control**, high-bay LED lighting, private bathroom, fire sprinklers, and more
- **Custom options also available**
- 2 Assigned parking spaces + overflow parking
- **Owner financing available**



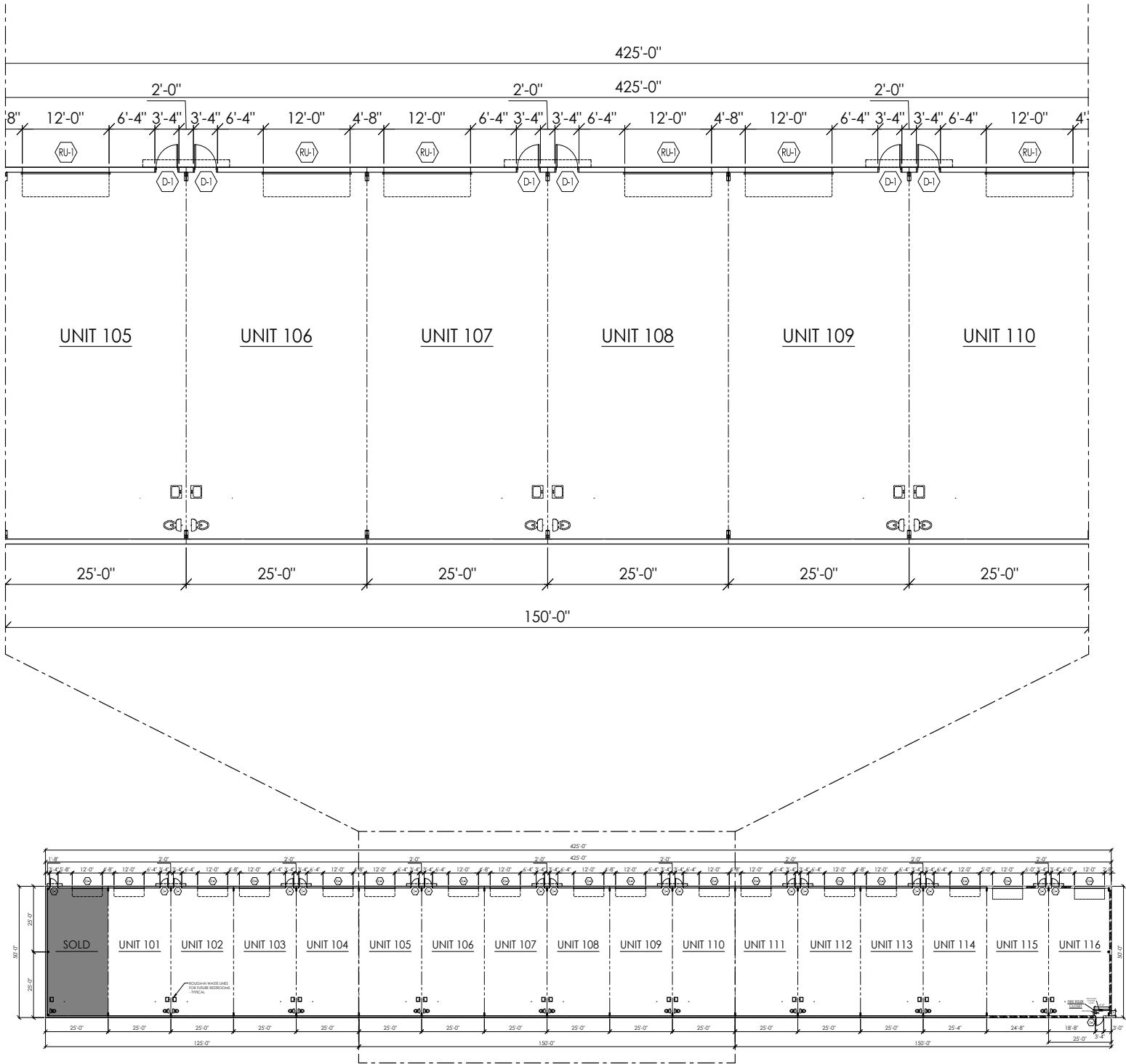
2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	3,064	25,991	71,306
Median HH Income	\$43,320	\$47,107	\$60,076
Average HH Income	\$62,675	\$67,667	\$82,370

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM
(407) 383-8142
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OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

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BUILD-OUT DETAILS

Unit Features (Included)

- ±1,250 SF premium custom-built garage condos
- Units are 25' wide × 50' deep with 20' high ceilings
- 14' high roll-up door plus separate man-door entry
- Climate control available
- Private ADA-compliant restroom
- Individually metered water and electric
- 3-phase power with 100 Amp service
- High-bay LED lighting throughout
- Fire suppression sprinkler system
- Rockwool sound-insulated demising walls for enhanced noise control
- Individual hose bib for convenient wash-down

Property & Site Features (Included)

- Two dedicated parking spaces per unit
- Oversized drive aisles for RV & large vehicle access
- On-site RV dump station with paved access
- Property-wide security cameras with owner access

Available Customizations (Optional)

- HVAC system
- Ground floor office space
- Mezzanine with office or restroom
- Additional bathroom with shower
- Bar setup
- Cleanout option by downstairs restroom or a shared tank system to be pumped as needed

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Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
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Owner Financing Scenario

Purchase Price:	\$295,000
Down Payment:	\$40,000
Owner Financing:	\$255,000
Interest Rate:	5%
Amortization / Term:	30 yrs
Balloon Payment:	End of Year 2
Monthly Payment:	≈ \$1,369 (Principal & Interest)
After 2 Years:	
	Total Paid: ≈ \$32,856
	Principal Paid Down: ≈ \$7,700
	Remaining Balance: ≈ \$247,300
	Refinance or pay off in cash
Estimated CAM / Condo Fees:	\$185 / mo

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