



20,000 SF Medical Bldg w/ Tenants

600 W North Blvd, Leesburg, Lake Co, FL 34748
US HWY 441 ~ Central Florida

Owner Financing Available for Qualified Buyers !



For Sale \$2.6 Million

- 20,000 SF Medical Professional Bldg
- Attractive & Very Well Maintained Property
- 2.1 Acre Site,
- 94 Parking Spaces
- 5 Blocks from Hospital / LRMC
- 221' FT of US Hwy 441 Frontage
- 28,500 FDOT Avg Trips per Day
- Block Construction, Remodeled & Updated
- Medical Imaging ~ MRI & X-Ray Rooms
- Therapy Pool
- Zoned C-3 ~ Hwy Commercial
- City of Leesburg Utilities
- Alt Key # 1351171
- Taxes \$26,524.37
- Co-Broke 3%

Large Customer Waiting Area, Medical Exam Rooms, Offices, Nursing & Administrative Areas, Rehab & Treatment Rooms, Medical Imaging Rooms, Indoor Therapy Pool & MORE →

“All information believed to be accurate but not guaranteed”



Sale Lease-Back Opportunity!

1. Two Existing Groups currently occupy entire building: Orthopedic Group & Physical Therapy Group
2. Leaseback Opportunity as both will remain if wanted and are willing to occupy 8,000-10,000 Sq. Ft. and sign long term Lease(s).
3. Potential Tenants will participate in Leasehold improvements as part of Leaseback to divide the building accordingly for multiple users.

Owner Financing Available for Qualified Buyers



GRIZZARD
COMMERCIAL REAL ESTATE GROUP

Daniel Tatro 352-408-2282

9800 US 441, Suite(s) 103 & 104, Leesburg, FL 34788

DTatro@GrizzardCommercial.com



Parking! Lots of it ... 94 Spaces, Covered & Uncovered, A Porte-Cochere, Concrete Walkways

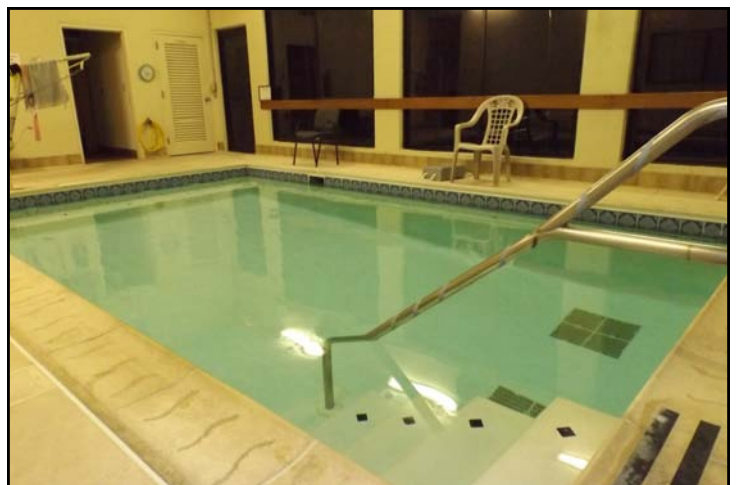
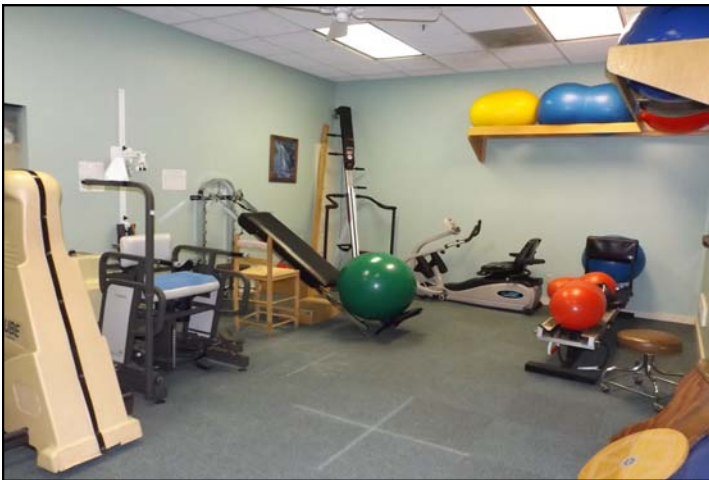
Large Reception & Waiting Area

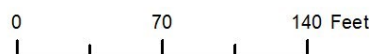






Imaging, MRI, X-Ray, Lead Lined Door, Copper Lined Room, Storage & Casting Room





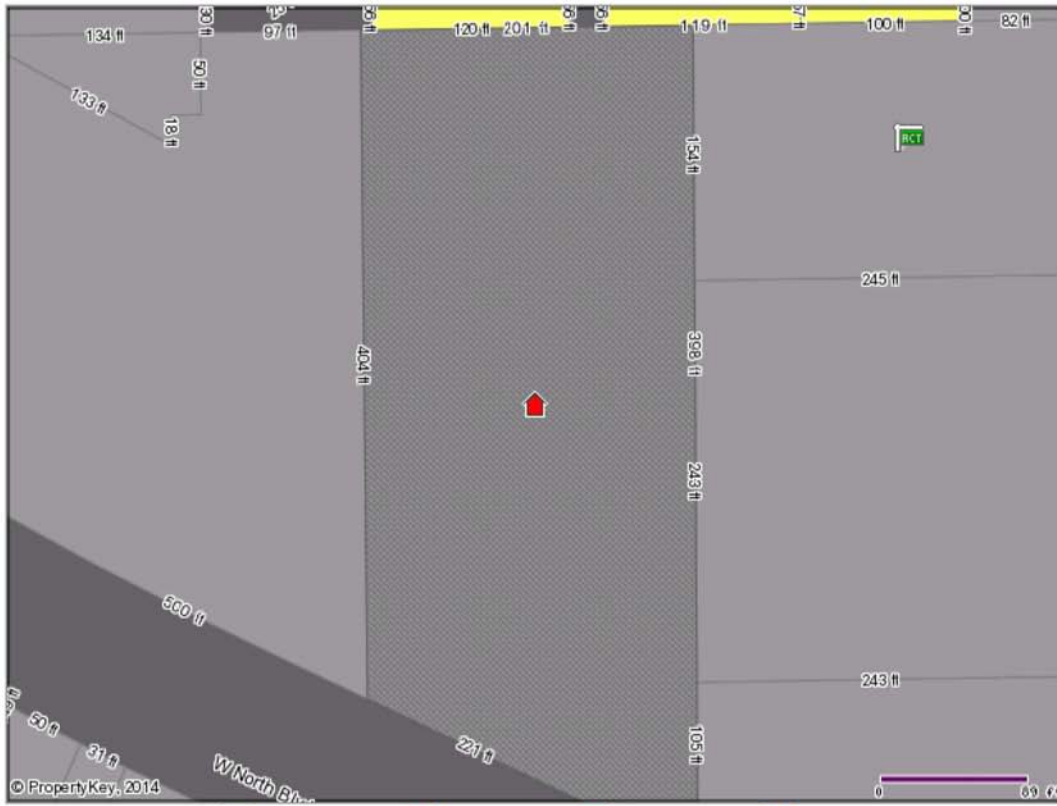
Copyright 2014 Lake County Board of County Commissioners





- 2.1 Acre Site,
- 94 Parking Spaces
- 221' FT of US Hwy 441 Frontage
- 28,500 FDOT Avg Trips per Day
- 5 Blocks from Hospital / LRMC





- Residential
- Agricultural
- Government
- Water
- Commercial
- Industrial
- Other
- Condo
- Active
- Sold
- Pending
- Withdrawn
- Expired
- Foreclosures

PROPERTY INFORMATION

PID # 23 19 24 1100 000 00506
Property Type: Commercial
Property Address:
 600 W NORTH BLVD
 LEESBURG, FL 34748-5063
Current Owner:
 MEDICAL ENTERPRISES LEESBURG
Tax Mailing Address:
 PO BOX 490711
 LEESBURG, FL 34749-0711
Phone: (352) 728-3000
 (see phone use disclaimer below)

County Use Code: 1900 / PROFESSIONAL BLVDG
State Use Code: 19 / PROFESSIONAL SERVICE BLDG
Total Land Area:
 2.0983 acres / 91,400 sf
Land Areas:
 1. PROFESSIONAL BLVDG (1900)
Waterfront: No
Subdivision:
 LEE N C EST
Subdivision #: 1100
Census Tract/Block: 030601 / 1036
Twn: 19 / **Rng:** 24 / **Sec:** 23
Block: 000 / **Lot:** 00506
Neighborhood Code: 0664
Latitude: 28.818082
Longitude: -81.877549
Legal Description:
 LEESBURG N C LEE ESTATES FROM A PT ON N LINE OF LOT 5 AT
 INTERSECTION OF W LINE OF 3RD ST & N LINE OF LOT 5 RUN N 89DEG
 54MIN 20SEC W ALONG N LINE OF LOT 5 A DIST OF 247.28 FT TO POB,
 CONT ON SAME LINE[full...]
Plat Book # 0001 / **Page #** 0075

| VALUE INFORMATION (Tax District: 00L3) | | | | | |
|--|-------------|-------------|-------------|-------------|---------------|
| | 2009 Final | 2010 Final | 2011 Final | 2012 Final | 2013 Prelim * |
| Building Value: | \$1,205,224 | \$1,084,701 | \$1,084,701 | \$1,084,701 | \$1,084,701 |
| Extra Features: | \$39,538 | \$39,340 | \$39,210 | \$39,012 | \$38,881 |
| Ag Value: | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Value: | \$365,600 | \$365,600 | \$319,900 | \$319,900 | \$319,900 |
| Just Market Value: | \$1,610,362 | \$1,489,641 | \$1,443,811 | \$1,443,613 | \$1,443,482 |
| Percent Change: | - n/a - | -7.5% | -3.08% | -0.01% | -0.01% |
| Total Assessed Value: | \$1,610,362 | \$1,489,641 | \$1,443,811 | \$1,443,613 | \$1,443,482 |
| Homestead Exemption: | No | No | No | No | No |
| Total Exemptions: | \$0 | \$0 | \$0 | \$0 | \$0 |
| Taxable Value: | \$1,610,362 | \$1,489,641 | \$1,443,811 | \$1,443,613 | \$1,443,482 |
| Millage Rate: | 18.7050 | 18.7235 | 18.5100 | 18.5308 | -n/a- |
| Total Tax Amount: | \$30,121.81 | \$27,891.29 | \$26,724.94 | \$26,751.31 | \$26,528.02 |

*Source: Florida DOR, December 2013

[Link To County Tax Collector](#)

| BUILDING INFORMATION | | | | | |
|---------------------------------------|--|---------------------|-------------------|--|--|
| 1. PROFESSIONAL BLDG | Heated Area: 0 sf | Built: 1979 | A/C Type: | | |
| Beds: 0 Baths: 1.0 | Total Area: 20,000 sf | Stories: 1.0 | Heat Type: | | |
| Roof Type: | Roof Cover: | Heat Fuel: | | | |
| Int Wall: | Ext Wall: | Flooring: | | | |
| Building Subareas: | FLA - FINISHED LIVING AREA (15,000 sf) | | | | |
| FLA - FINISHED LIVING AREA (5,000 sf) | | | | | |

| OTHER IMPROVEMENT INFORMATION | | | |
|-------------------------------|-----------------------------|----------|------------|
| Code | Description | Size | Year Built |
| PAV | PAVING | 34150 SF | 1984 |
| COP | COMM OP PORCH | 866 SF | 0 |
| UCP | CARPOT POLE SHED/UNFINISHED | 675 SF | 1998 |
| CPL | SWIMMING POOL/COMMERCIAL | 240 SF | 1991 |
| PLH | POOL HEATER | 240 SF | 1991 |
| UCP | CARPOT POLE SHED/UNFINISHED | 315 SF | 1998 |

Covered Parking: Yes **Details:** CRPRT UNFIN(2) - 990 sf **Pool:** Yes **Pool Size:** 240 sf

| FLOOD ZONE DETAILS | | | |
|--------------------|---|-------------|------------------|
| Zone | Description | Panel # | Publication Date |
| X | Area that is determined to be outside the 1% and 0.2% chance floodplains. | 12069C0309D | 07/03/2002 |

Source: FEMA Q3 and/or DFIRM

© iMap, Inc, 2014 | Information is believed accurate but not guaranteed and should be independently verified. Telephone numbers may appear on the FTC/FCC national do not call registry. Callers must check telephone numbers against the registry before making sales calls.

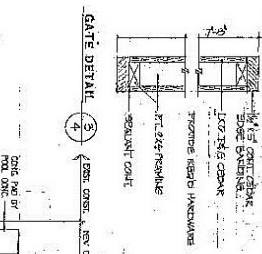
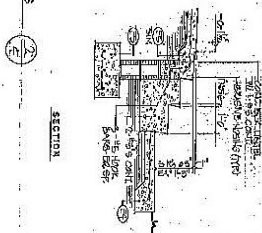
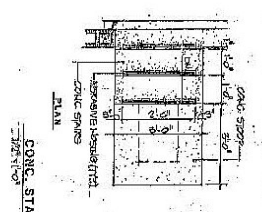
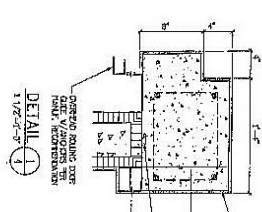
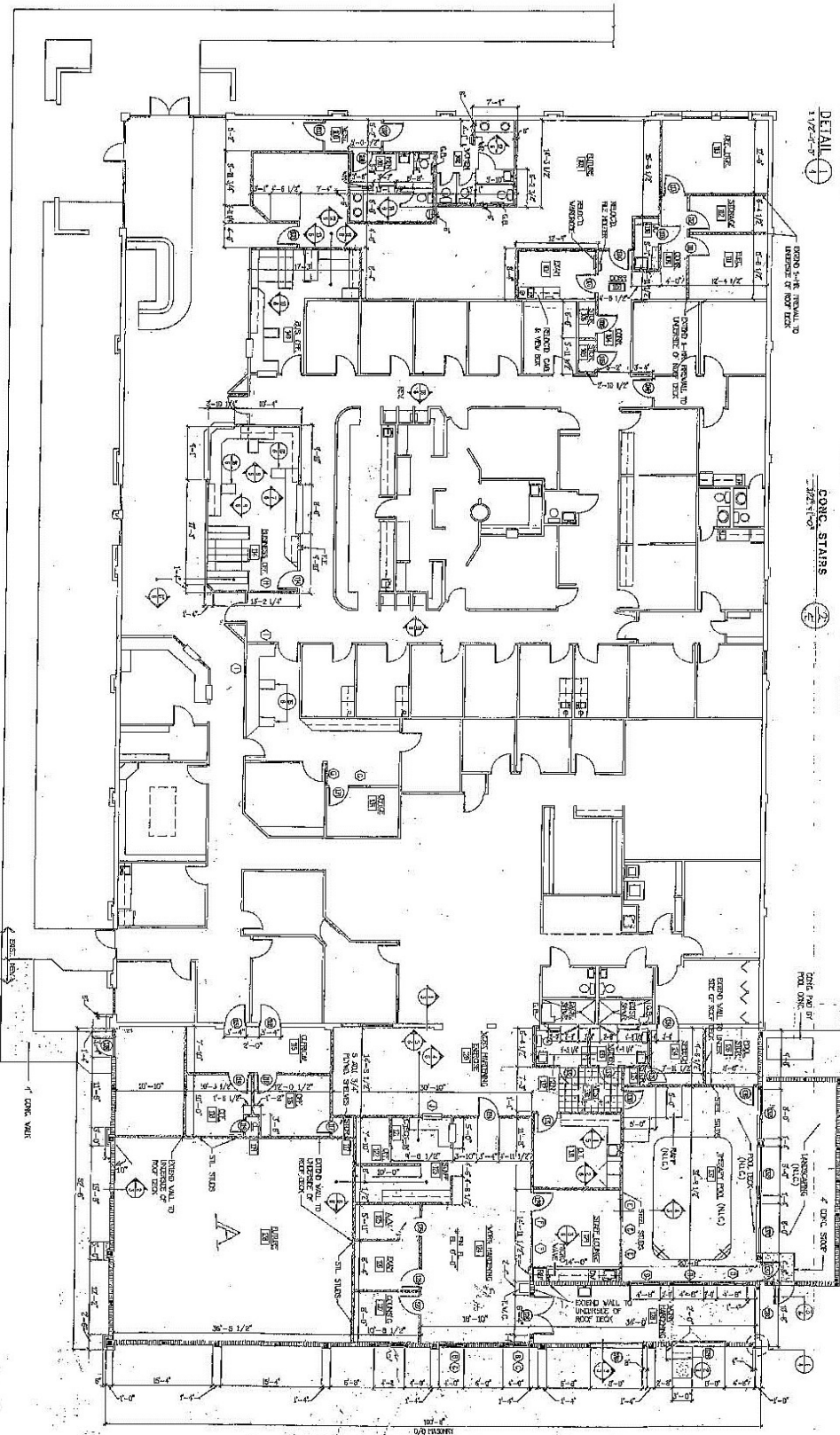


Fines for failure to comply may reach \$11,000. See <http://telemarketing.donotcall.gov> for details.



**28,500 FDOT
Avg Trips per Day**

1/17/2014



FLOOR PLAN
1/8" = 1'-0"

ADDITIONS & RENOVATIONS TO
LAKE CENTRE FOR
ORTHOPAEDICS & REHAB.

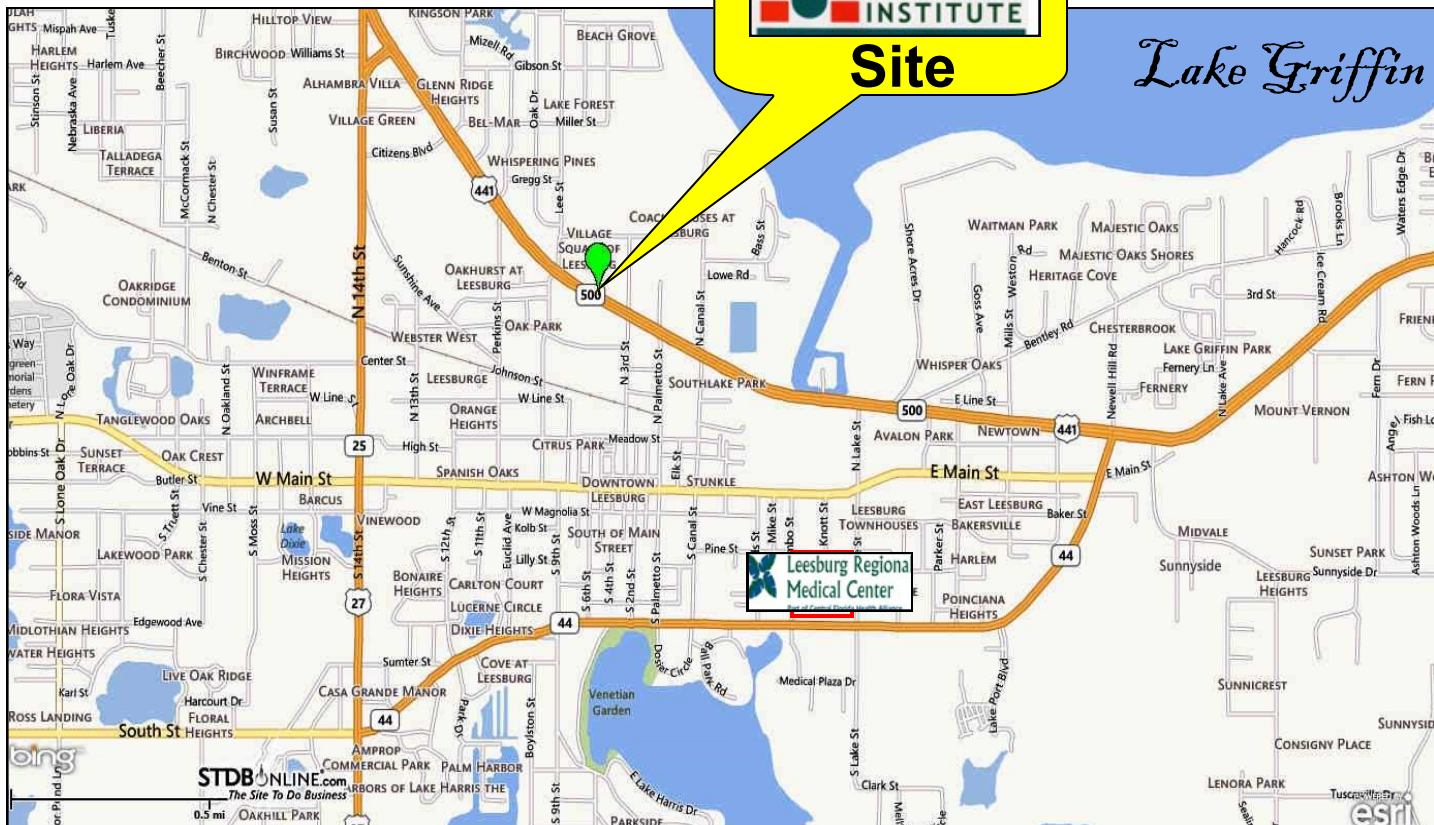
JOHN S. DICKERSON
ARCHITECT
INC.
PORT ORANGE, BOX 2588



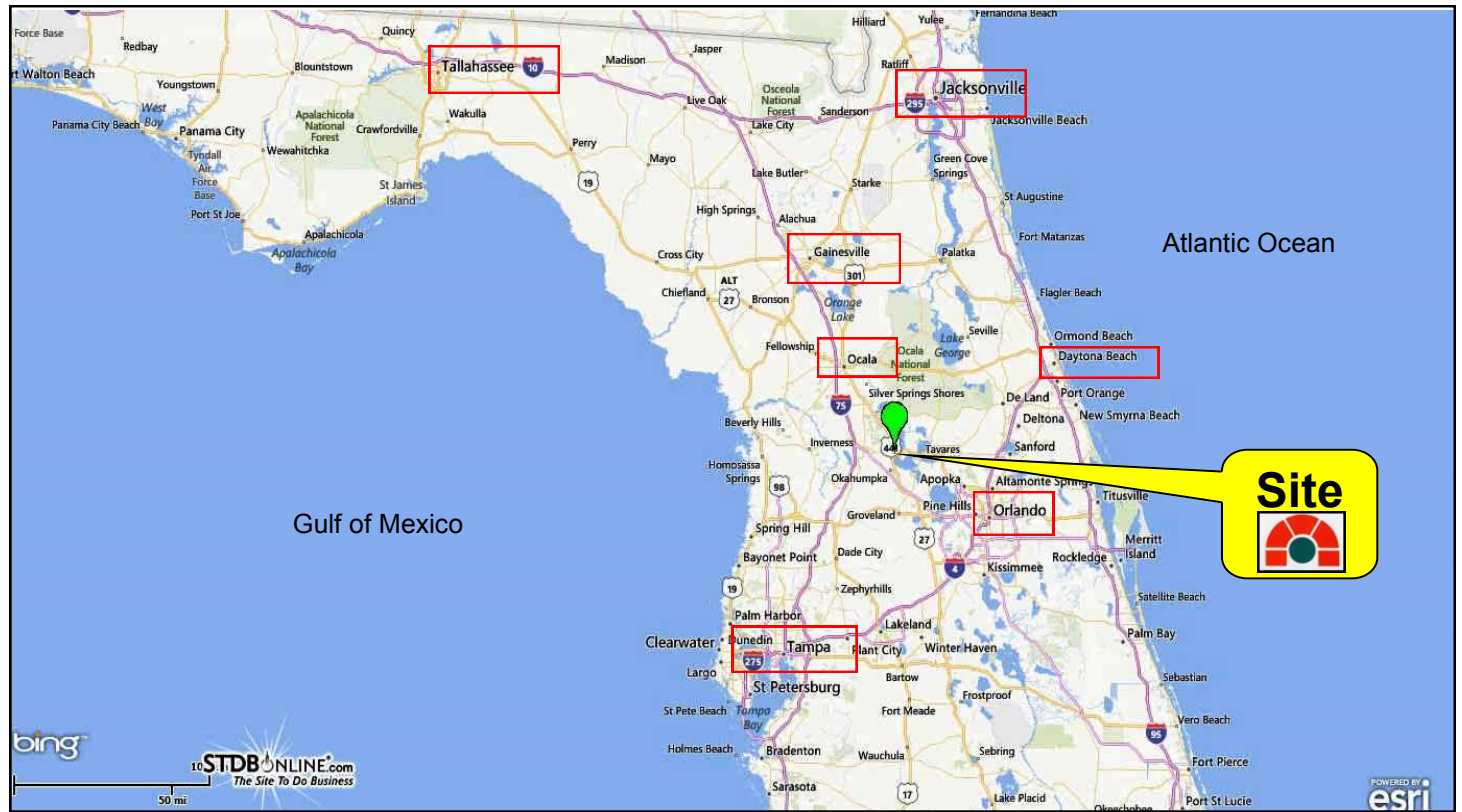


Site

Lake Griffin



STDB ONLINE.com The Site To Do Business



Great Central Florida Location ~ Close to The Villages, I-75 & Florida's Turnpike

