



# 10% Cap Rate \$495,000

(Just off SR 44)

300 Richey Rd, Leesburg, Lake Co, FL 34748

**Great Opportunity!  
Income Producing Property!  
100% Leased**



## **10.14% Cap Rate, For Sale \$495,000**

- Office Warehouse, just off SR 44
- 7,750 SF Metal Bldg, 4 Units
- Lot 30,594 SF
- City Utilities
- Zoned CIP - Commercial Industrial Planned
- Built 2005
- Alt Key # 3834617
- 3% Co-Broke

**100% Leased!** Attractive property. Building and landscape well maintained.

Total Annual Rent	\$62,690.64 (not including sales tax)
Total Annual Expenses	\$12,489.90
Net Operating Income	\$50,200.74

**Please do not Disturb Tenants.**



# GRIZZARD

COMMERCIAL REAL ESTATE GROUP

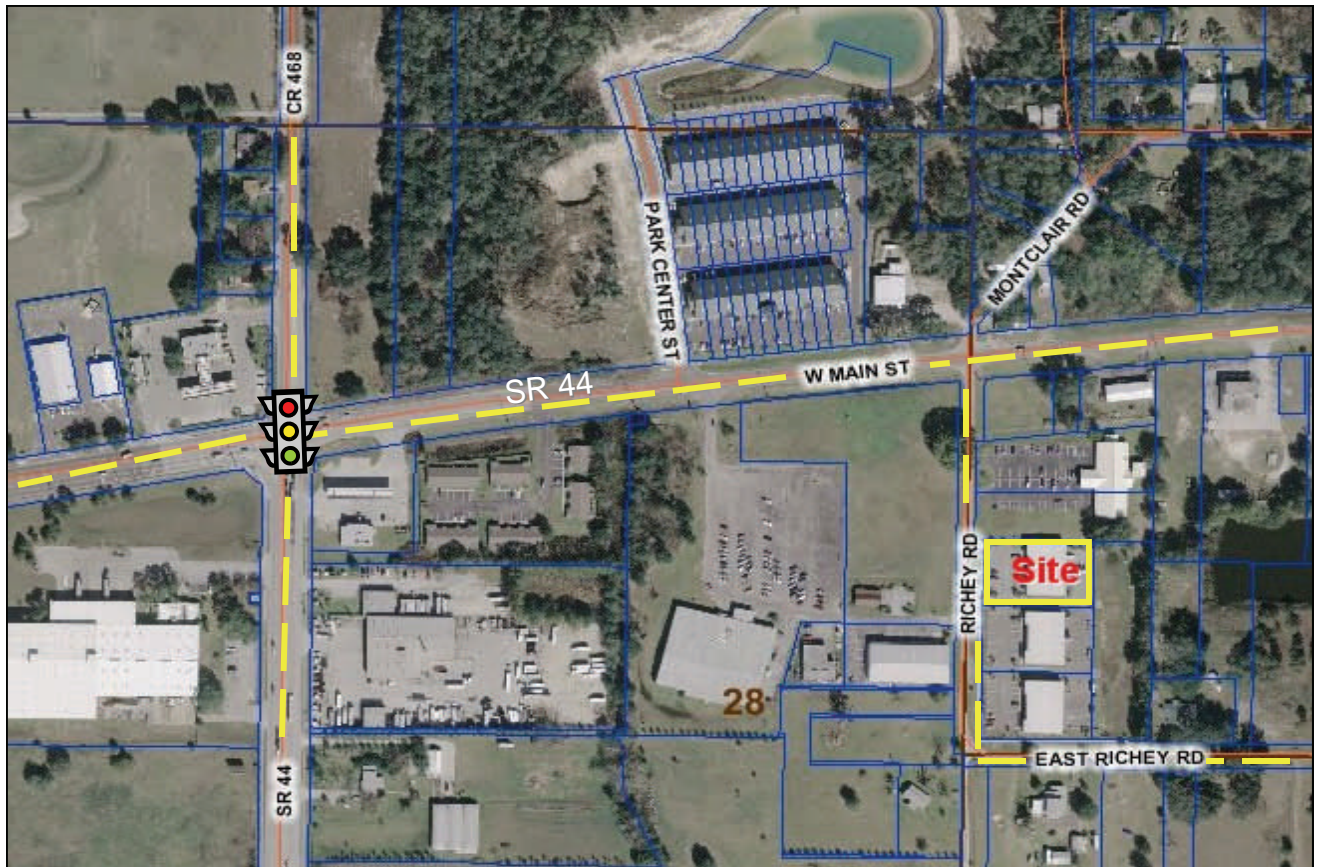
Jim Miller, CCIM, ALC

1300 W. North Blvd., Leesburg FL 34748

[www.Lake-Real-Estate.com](http://www.Lake-Real-Estate.com)



352-504-0070



**10% Cap Rate For Sale \$495,000**

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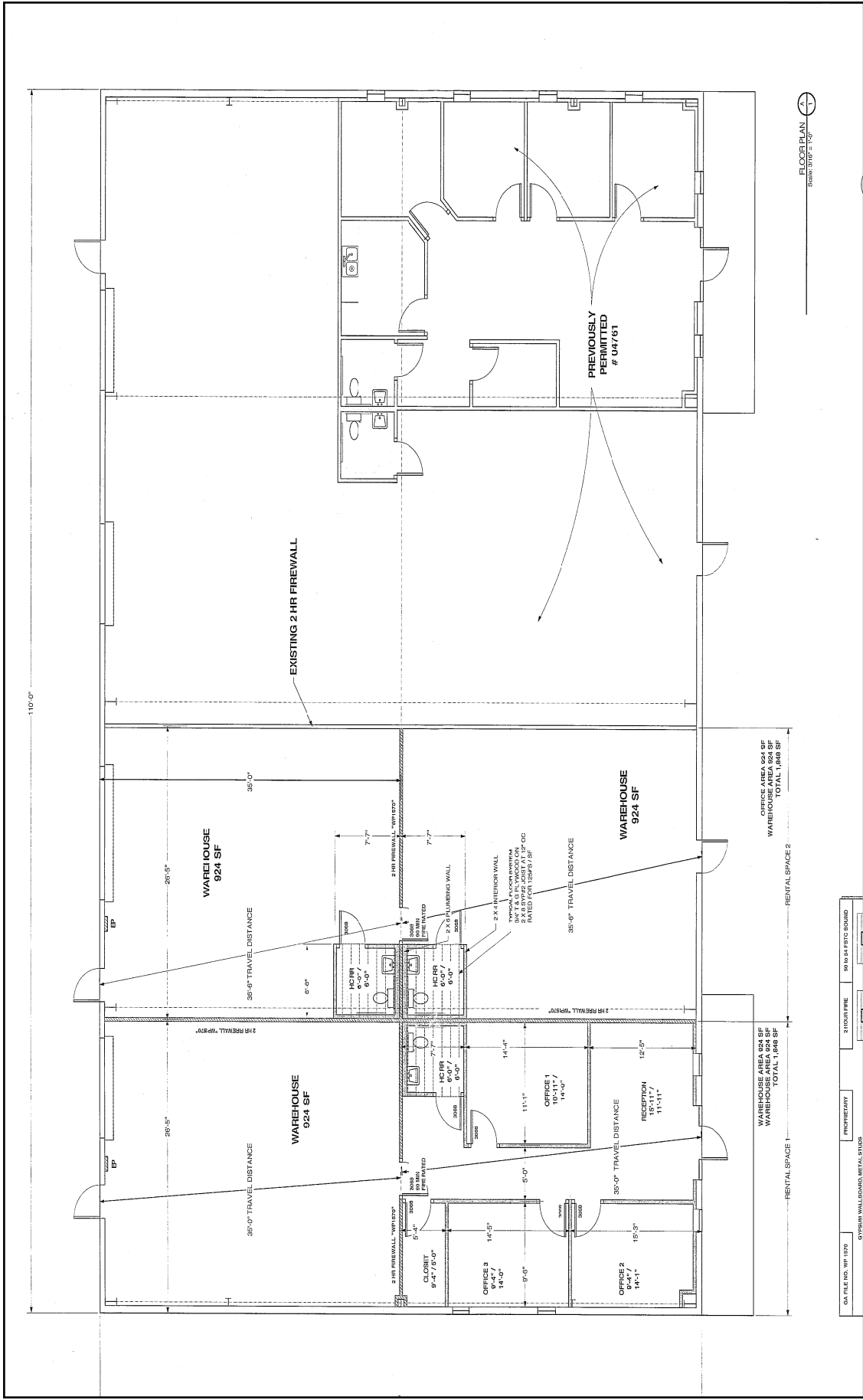
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**Net Operating Income \$50,200.74**

**Call Jim Miller 352-504-0070**



**Office / Warehouse**  
**300 Richey Rd, Leesburg**  
**4 Units, 100% Leased**  
 7,750 SF Metal Bldg,  
 Lot 30,594 SF  
 City Utilities



FLOOR PLAN  
 04/01/01

04 FILE NO. WP 1270	PROPRIETARY	2 HOUR FIRE	90 MIN. FIRE SOUND
SYSTEM WALL LOCKED METAL STUDS			

WAREHOUSE AREA 924 SF  
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 TOTAL 1,848 SF

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 TOTAL 1,848 SF

110'-0"