



# 11% Cap Rate \$495,000

1 Block off US Hwy 27

1314 Sumter St, Leesburg, Lake Co, FL 34748



## 11.12% Cap Rate, For Sale \$495,000

- Office Warehouse, 1 Block off US 27
- 7,480 SF Concrete Bldg, 5 Suites 1,500 SF each
- 3/4 Acre
- City Utilities
- Zoned C-3, Hwy Commercial
- Built 2001
- Alt Key # 1239371
- 3% Co-Broke

Attractive property. Building and landscape very well maintained.

Total Annual Rent \$66,724.00 (not including sales tax)

Total Annual Expenses \$11,648.00

Net Operating Income \$55,076.00

\*80% Leased (1 medical tenant, 4 suites, 3.5 years left on Lease, 3% Cost of living / increase on Tax & Ins.)

# *Income Producing Opportunity!*



# GRIZZARD

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