

Major Commercial / Retail Corner

1135 E. North Blvd, Leesburg, Lake Co., Florida 34748



For Sale \$1,295,000

- 209' ft on US Hwy 441/North Blvd
- All Concrete Paving
- 2 Buildings totaling 7,000 sf
- 1+/- Acre manicured site
- Zoned C-3, Highway Commercial,
- 47,500 Avg trips per day FDOT 2007
- SR 44 / Dixie Av Access, entrance & exit
- Alt Key # 2614277
- Co-Broke 3%

Bldg #1 is a metal 4,000 sf Retail Center with heavy insulation (walls & ceiling) central heat & air. Interior is Oak & Cedar wall panel. Ceiling fans, two 1/2 baths & a 7'x14' upstairs storeroom.

Bldg #2 is concrete block with a total of 3,000 sf & two 1/2 baths. 1,110 sf is heated & cooled office space. 1,890 sf was utilized for motor cycle repair. 5 overhead roll up bay doors.

Additional improvements include concrete parking, water retention area, landscaping, lawn sprinkler system & a large lighted sign on US 441.

Available For Lease
\$5,333 NNN per month & CAM



Front View on US Hwy 441, Bldg #1



GRIZZARD
COMMERCIAL REAL ESTATE GROUP

Jim Miller, CCIM, ALC
1300 W. North Blvd., Leesburg FL 34748
www.Lake-Real-Estate.com



352-504-0070

Sign & Front of Bldg. #1 on US 441



West Side of Bldg. #1 on US 441



Front of Bldg. #2



Front of Bldg. #2 / Five Bays with Rollup doors



Back of Bldg #1



All Concrete Parking



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US Hwy 441 / North Blvd.

175' +/- feet

209' +/- feet



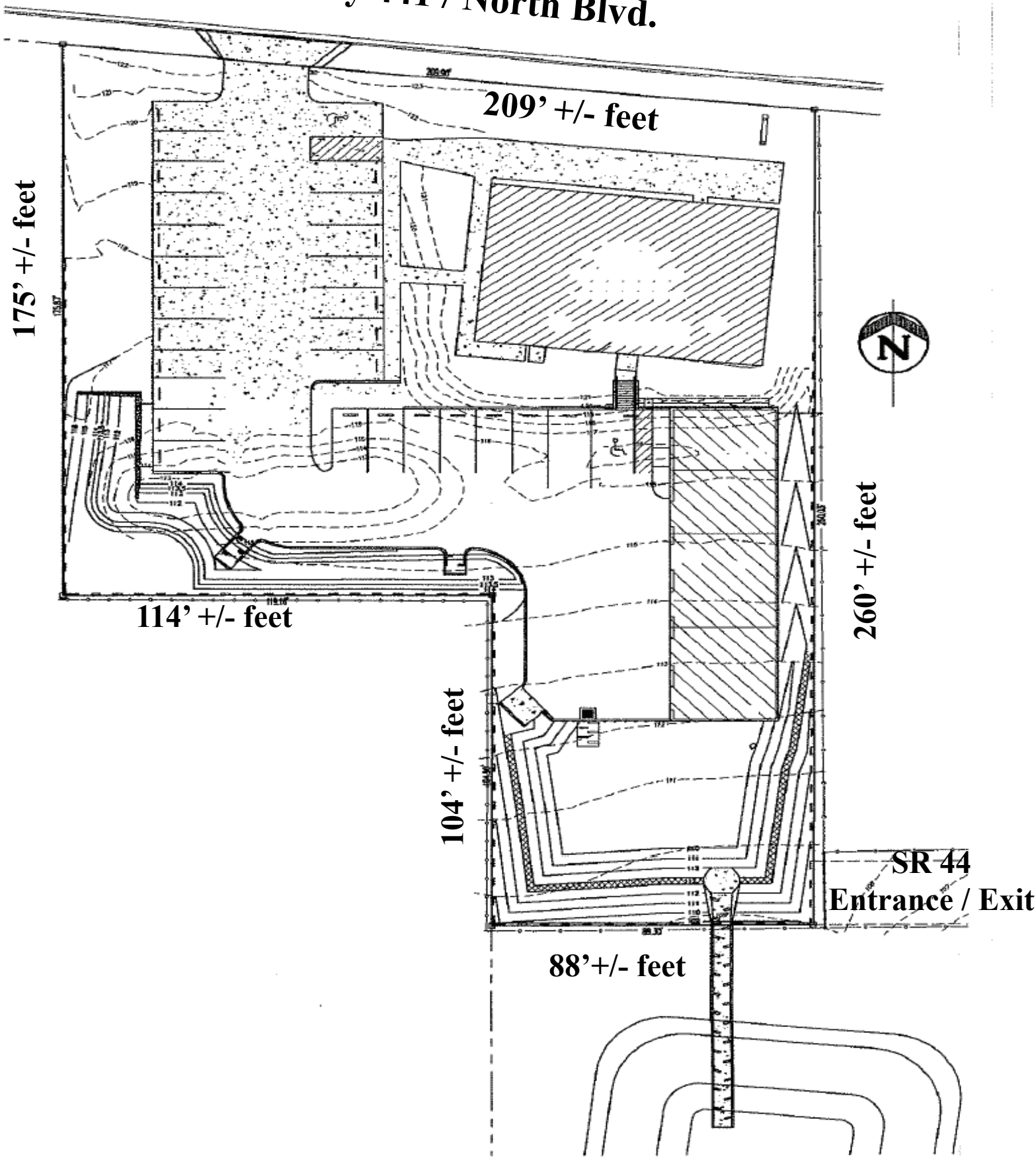
260' +/- feet

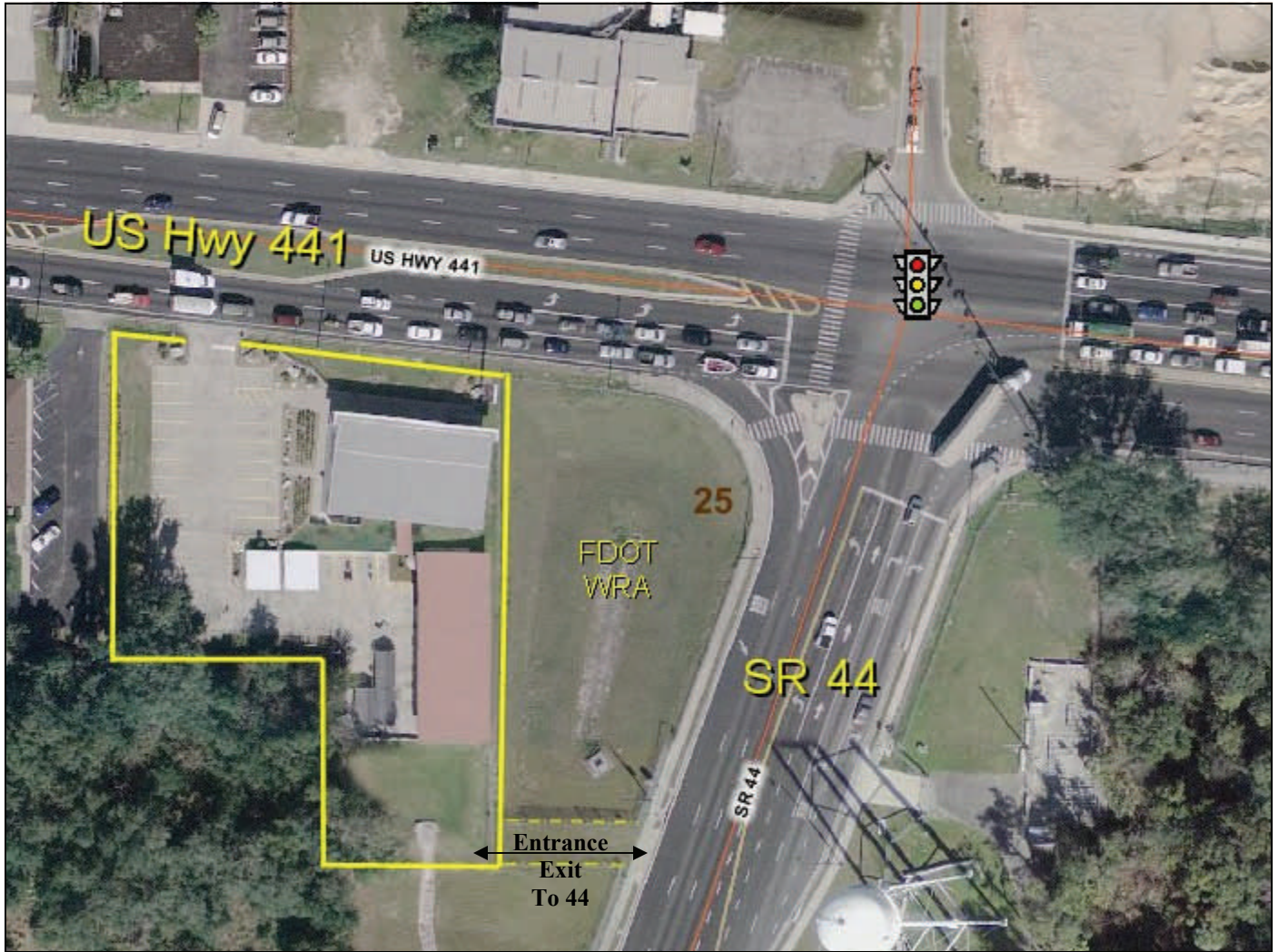
114' +/- feet

104' +/- feet

SR 44
Entrance / Exit

88' +/- feet





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**Excellent
Visibility &
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Traffic Counts
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Lake County!**



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