



Professional, Retail, Income Producing!
Corner of Main St, 5th St & 4th St, Downtown Leesburg
401- 415 W. Main St, Leesburg, FL 34748



Historic Leesburg Opera House 24,200 SF for \$1,075,000

For Sale \$1,075,000 / \$44 psf

- 24,200 SF, 2 Stories
- Site .28 Acres or 12,122 SF
- Zoning CBD / Central Business District
- Taxes \$13,831.78
- Alt Key # 1344212
- Co-Broke 3%

"The elevator opens to a massive room, with cross beams at 14-feet and a beamed roof with an additional 10-feet above. White and original brick walls, along with dark-wood window frames and moldings, present a clean and formal look. Closer examination of the window frames reveals attractive and unique woodworking that combines original and restored craftsmanship".

80% Leased Plus Income from the Events Hall
Priced at 2011 Appraisal
Historically Significant & Restored
Brick Walls, Wooden Floors & Lots of Windows!



GRIZZARD

COMMERCIAL REAL ESTATE GROUP

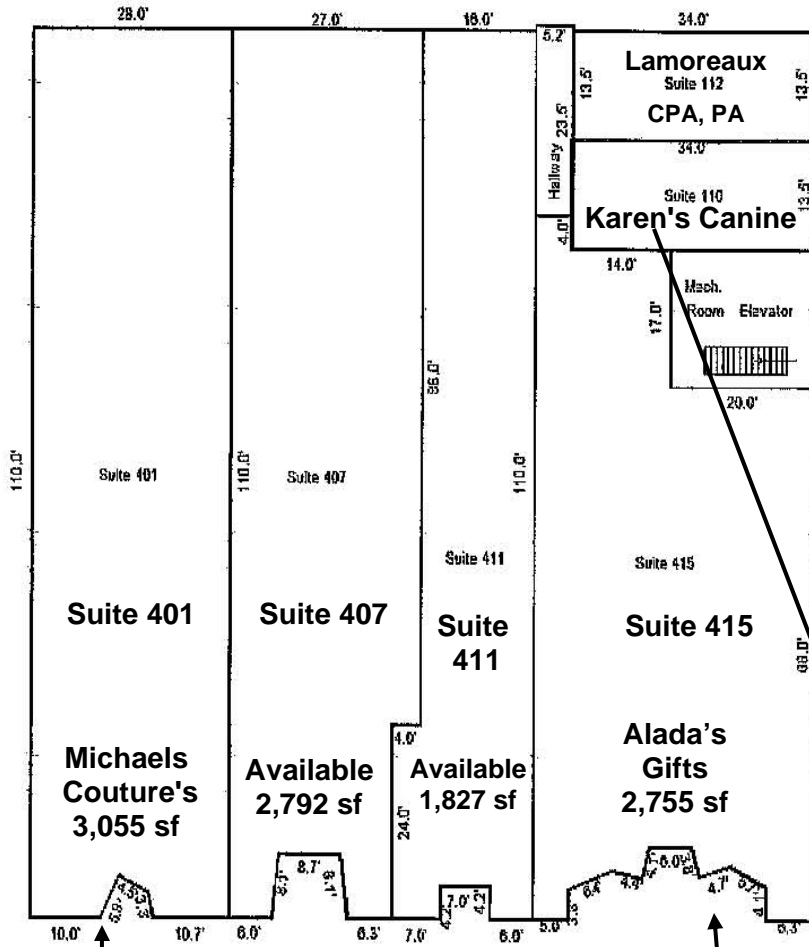
Call Tom Grizzard 352-504-0040 or Jim Miller, CCIM, ALC 352-504-0070

1300 W. North Blvd., Leesburg FL 34748

WWW.GrizzardCommercial.com

1st Floor Total Leasable SF Area 11,347 SF

80% Leased with a 6% CAP Rate
If 100% Leased 9% CAP Rate



2nd Floor	\$101,640
Street Level	\$ 62,960
Banquets & Event Hall	\$ 14,400
Total Income	\$179,000

Utilities	\$ 37,000
Insurance	\$ 12,000
RE Taxes	\$ 13,000
Maintenance / Fees	\$ 50,000
Total Expenses	\$112,000

Net Operating Income **\$ 67,000**

Street Level Facing out to Main Street



2nd Floor Total Leasable SF Area 11,150 SF

2,150 SF in Shared Common areas Hallways, Elevator / Stairwell , Bathrooms, Kitchen, Closet / Utility Room



Circa 1889
Leesburg
Opera
House



108 S. Fifth Street Leesburg, Florida 034748 Telephone 352-504-0070



About the Leesburg Opera House



Pretty and quaint are words that would describe Main Street in downtown Leesburg. Palm trees, brick crosswalks, and decorative streetlights all add to the feeling of a community that cares.

Kitty-corner across Main Street from the spacious green Towne Square (in front of City Hall) is a terra-cotta colored two-story stucco building that encompasses the Main Street block between 5th and 6th Streets. On the ground level, it features many shops including “Alada’s China & Gifts,” and “Michael’s Couture Salon.” The second floor is accentuated with many tall windows. But, not visible from the street, is the true treasure – that is the upper level of the Leesburg Opera House.

The building, born circa 1889, was originally called the “Mote Building” and was constructed by eight-term Leesburg Mayor, Edward H. Mote.

The Sumter County Court House originally occupied the land. In the early 1880’s, when new county lines were drawn, Leesburg became a part of the new Lake County and Sumter County was downsized to its current boundaries. In the process, the town of Leesburg acquired the old Sumter County Court House, which was right in the middle of the Main Street block between 5th and 6th Streets

The Board of Trade asked the town to donate or sell the lot, “Court House Square,” at a nominal price to anyone or any group willing to build a modern hotel. Eventually, Mote and a partner acquired the property and agreed to build a brick business building as well as a brick hotel, which became “The Lake View.” The old courthouse was moved to its current location at the corner of Magnolia and 5th Streets, and the first, two-story, brick business building was constructed on Main Street.

There are two ways to access the second floor, both of which are mid-block on the 5th Street side of the building. The first entry is a long, wide, wooden stairway. The second, next door to the stairs, is an elevator lobby, which offers an easy ride between the two primary levels.

The elevator opens to a massive room, with cross beams at 14-feet and a beamed roof an additional 10-feet above. White and original brick walls, along with dark-wood window frames and moldings, present a clean and formal look. Closer examination of the window frames reveals attractive and unique woodworking that combines original and restored craftsmanship.

As you look at the huge room, you can imagine the long satin dresses and stiff white collars of an 1890’s audience attending a one-night performance of opera. Leesburg was the way station as opera companies were traveling by rail from Atlanta to Miami. The mid-way, overnight stop in their trip allowed the Leesburg Opera House to host an evening performance.

