

Historic Commercial / Retail Corner

300 & 304 W. Main St., Leesburg, Lake Co., Florida 34748



For Sale \$406,500

- Built in 1900
- 4,482 SF, 54'x83', Divided into 2 units
- Private Rear Parking
- Superior Visibility
- Signalized Corner of Main & 3rd Street
- Separate Store Fronts & Separate Rear Entry's
- Decorative Awning
- Zoned CBD, Community Business District
- Beautiful Multi Million Dollar "Streetscape"

Located in the Historic Downtown District Core which encompasses Leesburg's most prominent historic commercial structures. Excellent location & access for downtown Leesburg's many city festivals & year round pedestrian friendly events. Priced at October 2007 appraised value!

For Lease

Bldg #300 \$1,500 / \$8.57 per sf NNN.
Bldg #304 \$1,350 / \$7.71 per sf NNN.



300 W. Main Street



304 W. Main Street

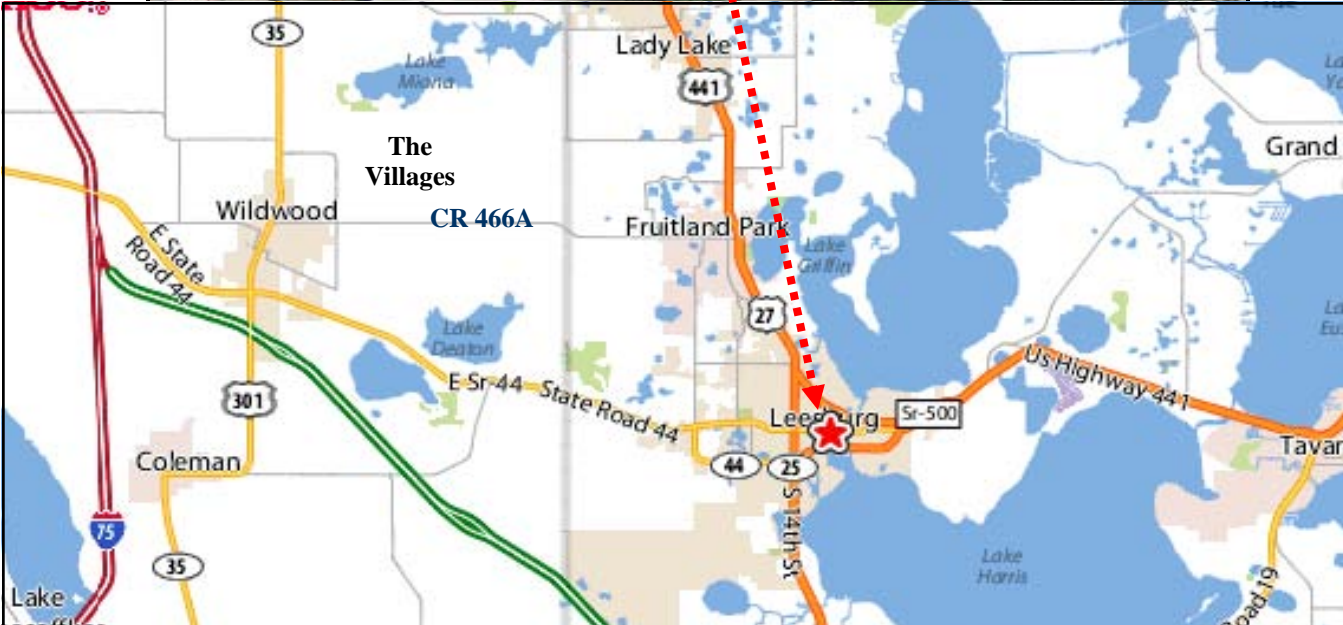


Jim Miller, CCIM, ALC
Grizzard Commercial Realtors®
1300 W. North Blvd, Leesburg, FL 34748
352-787-6966 ext.1130
www.lake-real-estate.com



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Parcel - Full Report

Property Information

Parcel ID # 26 19 24 2600 000 00600 Alternate Key 1650917 County Lake County
Last Sale: \$0.00 Sale Date: 08/01/1994 Sold \$/Sqft: --
Property Address 300 MAIN ST W
City/State LEESBURG FL Zip Code 34748
Carr Route C002 Census Tract 0306023

Ownership Information

Owner Name LIVINGSTON GEORGE I JR TRUSTEE Absentee Owner Y
Mailing Address 5 WESTON RD

City/State LEESBURG, FL Zip Code 34748-7103
Country

Legal Description

Legal Description LEESBURG, N OF MAIN ST LOT 6 PB 2 PG 19 ORB 1328 PG 40

Section - Township - Range 26 - 19 - 24 Subdivision 2600 Block 000 Lot 00600 Plat Book/Page
Subdivision Name NORTH OF MAIN STREET 0002/0019

Assessed Value/Taxes

Land Value	\$91,560.00	Tax Year	2006
Just Land Value		Tax Due	\$5,387.86
Improved Value	\$173,344.00	Millage	20
Just Improved Value		Exempt.:	
Just Total Value	\$264,904.00	Exemptions	
Assessed Value	\$264,904.00		

Land and Building Descriptions

Cnty Use Cd	STORE 1 STORY(1100)	Zoning	
State Use Cd	STORES, ONE STORY(11)	Year Built	1900
Land 1 Use Cd	1100	Effective Year Built	
Land 1 Desc	STOR	Stories	1
Land 1 Acres	0.140	Heated Area	4,482
Land 1 Units	6104	Total Area	4,482
Land 1 Dimensions		Bedrooms	
		Baths	2.000

Building Structural Elements

Roof
Ext Wall 6 BRICK COMMON OR CO
Int Wall
Floor Finish
A/C

Building Subareas:

1 STORY STORE 4482

Condo Information

Unit Number
Floor
View
Location

Extra Features:

Sales History

Date	Price	Deed Type	OR Book/Page	Seller's Name
08/01/94	\$0	Deed	1328/0040	
12/01/87	\$75,000	Deed	0948/0787	
11/01/87	\$0	Deed	0948/0784	

Vendor ID 120690085544