

FULLY LEASED MEDICAL OFFICE - 1,850 SF INVESTOR OPPORTUNITY



- Ideal Location
- Free-Standing Office Building
- Lakeview Center Professional Office Business Park
- 1,850 Square Feet, .47 Acre Parcel
- National Corporate Tenant
- Lease Expires 03/31/26
- One option to extend Lease
- Modified NN Lease
- Medical / Professional Use or §1031 Replacement Property

Outstanding Location Near Advent Health Waterman – Tavares

OFFERING MEMORANDUM

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FREE STANDING MEDICAL OFFICE FOR SALE - 1807 SALK DR. TAVARES, FL

	ADDRESS	ACRES	SQUARE FEET	FEATURES	RENT RATE SF - GROSS INCOME
	1807 Salk Dr. Tavares, FL 32778	.47	1,850	Multiple Exam Rooms Surgery/Treatment Rooms Reception, Drs Offices .148 AC Private Parking	\$26.14 NN 3% Annual Increases

KW Commercial is pleased to offer for sale a medical office property immediately nearby the Advent Health – Waterman Hospital Complex in Tavares, FL. The free-standing medical office consists of 1,850 SF and is located on a .47 acre parcel in the Lakeview Center professional office park.

The property is presently leased to a single national corporate medical tenant, Upperline Health, Inc., a Podiatry Medical-Surgical service provider. The current lease term extends through March of 2024. Under modified NN lease terms, the tenant pays for utilities and unit maintenance, the landlord is responsible for Sales Tax, Real Estate Taxes and HOA fees. The property is ideal for an owner-user seeking a medical office facility or an investor.

The robust Lake County – Tavares, Mount Dora, Eustis market area and the exploding expansion of area hospitals, medical services offerings and facilities underscore the current demand for highly customizable professional offices in key area sub-markets. The Advent Health - Waterman Hospital district along US 441 in Mount Dora-Tavares is a key emerging Central Florida population centers surrounding significant exiting and underdevelopment residential and commercial-business districts. The ideally located property nearby to a major regional hospital facilities and will be an attractive location for professional medical providers for many years to come.



FREE STANDING MEDICAL OFFICE FOR SALE - 1807 SALK DR. TAVARES, FL

MEDICAL USE – INVESTOR OPPORTUNITY



Attractive Property Features to Enhance Future Property Values

- The preferred location in an office park directly across US 441 from the Advent Health-Waterman hospital facility.
- The current custom build-out within the building is designed for medical services.
- The attractive, modern free-standing office building and 14 private parking spaces on the .46 AC site.
- No HOA fees.
- The nearby development and steady economic growth of Tavares, the US441 corridor and Lake County.
- The ease of access to the location from US-441, Mount Dora, Tavares, Eustis and Leesburg and the greater Lake County market area.



1807 Salk Drive - Tavares

1,850 SF

Projected Lease Year 5

Revenues

Other Income	\$51,503.14
Sale Tax Pass Through	-\$3,143.38

Gross Rental Profit

\$48,359.76

Expenses

Insurance	\$3,609.54
Property Tax	\$8,397.00

Total Expense

\$12,006.54

Net Income

\$36,353.24

CAP: 6.61%

Price: \$550,000

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