

PROFESSIONAL BUILDING FOR LEASE

LOCATION: 500 Ardice Avenue, Eustis, FL

BUILDING SIZE: Per Lake County Tax Rolls, 2,040 square feet

ZONING: City of Eustis Residential/Office Transitional (RT) which allows business and professional offices and limited retail and service businesses.

AGE: 1979 (complete remodel in 2012)

UTILITIES: City of Eustis water and sewer.

DESCRIPTION: This professional office building is in good condition and was totally remodeled by the current owner in 2012 including adding concrete parking and curb cuts. A new roof was installed several years ago and in 2024, a new air conditioner was installed. Though not on a major commercial corridor, it is a good location very convenient to Bay Street and US 441. Layout consist of lobby, 2 offices, small kitchen area, 2 large workspaces, and a storage room. Lease is modified gross with landlord responsible for taxes, insurance, and structural repairs. Tenant is responsible for interior repairs/maintenance and the yard area.

PRICE: \$16.00 per square foot (\$2,720 monthly)

OFFERED BY: Paul Bryan
Bryan Properties Inc
Office 352-343-5777 ext1
Cell 352-406-5766



COUNTY GIS AERIAL



Front view



Side view