

## **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  
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**COUNTY GIS AERIAL**



**Front view**



**Side view**

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