



708 US-27, Lake Placid, FL 33852

~~\$15/SF/YR~~

\$12/SF/YEAR = \$1,950.00 PER MONTH

~~\$1.25/SF/MO~~

708-710 US-27, Lake Placid, FL 33852

Retail | Single tenant | 1,950 sq. ft.



Eugene Noska
FL, 3125325
954.822.0556

Listing Added: 11/17/2022

Listing Updated: 11/17/2022



Building Details

Property Type	Retail, Office
Subtype	Traditional Office, Medical Office, Executive Office
Tenancy	Single
Total Building SQFT	4,650
Vacant SQFT	1,950
Land Acres	0.75
Lot Size (sq ft)	34,298
Class	B
Year Built	1979
Buildings	1
Stories	1
Ceiling Height	10
Total Parking Spaces	21
Power	FPL
Elevators	No
Cross Street	US-27 South
Zoning	C-1 (highway commercial with a future land use designation of commercial general)
County	Highlands County
Submarket	Sebring

Building Description

This is an excellent opportunity to lease retail/office space WITH FRONT EXPOSURE TO BUSY HWY US 27 in Lake Placid, Florida. The subject unit (Unit 708-710) is 1,950 ft.² designed as professional office with 1,5 Bath and 2 AC units

The subject unit can be combined with 2 neighboring units (1350 SF each) for a total of 4,650 square-foot space

21 parking spaces in the front and additional parking in the back

Back of the property is used as storage rental facility - potential additional storage space if needed

Property is zoned C-1 (highway commercial with a future land use designation of commercial general)

The total property site is 93 feet of frontage on parallel to US 27 and 93 feet of frontage on Wyrick Road which provides access at the rear.

The retail building faces the frontage road to US 27 contains 4,650 square-foot is currently occupied by single tenant. Originally set up as 5-unit building it was later divided into three rental units that unit:

1. Unit 708-710 - 1,950 ft.² designed as professional office with 1,5 Bath and 2 AC units

2. Unit 712 - 1,350 ft.² designed as open show room with breakroom, restrooms and AC unit.

3. Unit 714 - 1,350 ft.² designed as salon area with breakroom, restrooms and central AC unit.

All of them are occupied by single tenant now.

Property is secured by 146 linear feet of 6-foot-high chain-link fence in the rear access gate, and central Water/sewer is provided by town of Lake Placid.

Building Highlights

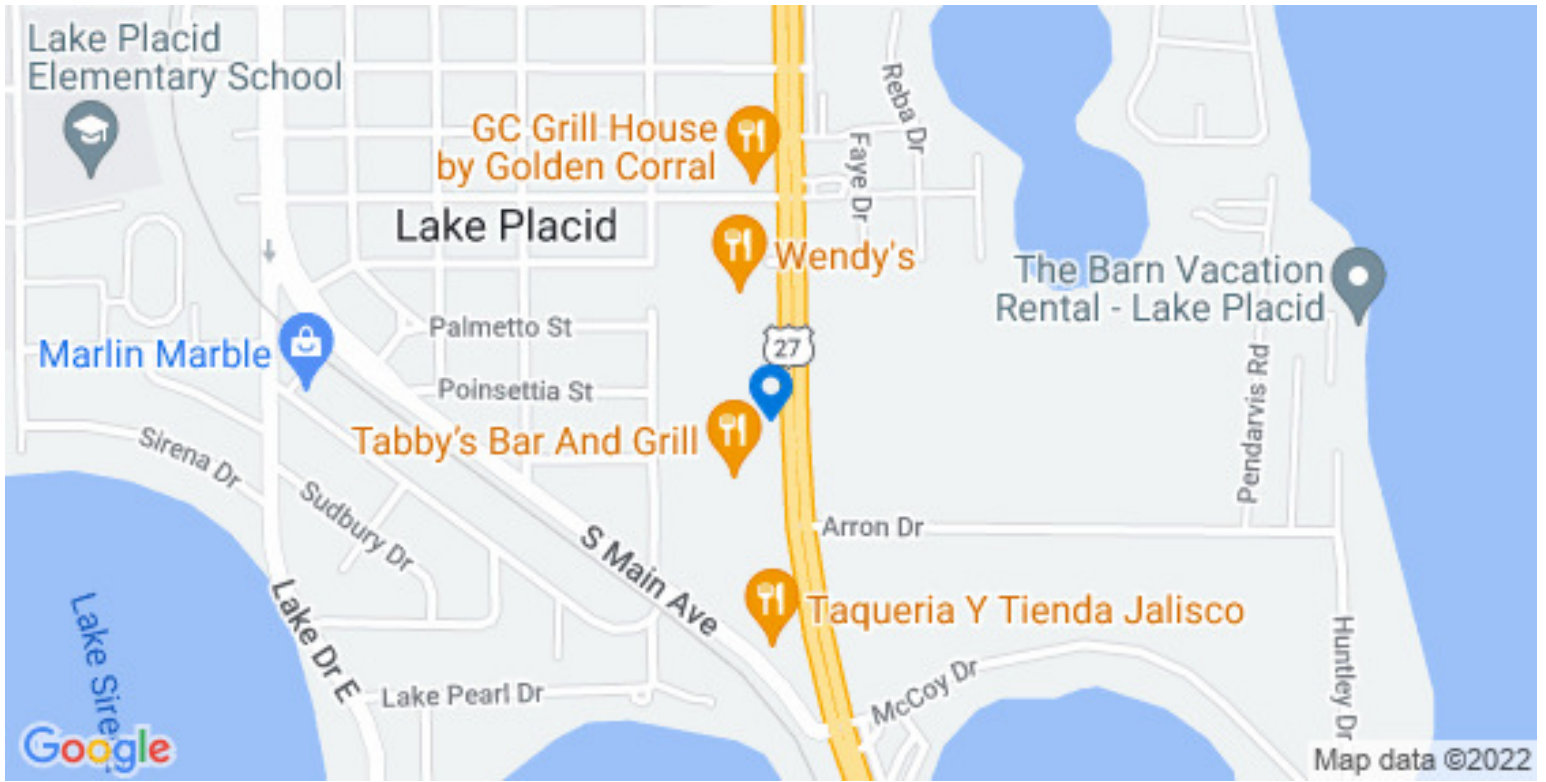
Easily accessible from US 27 with highway visibility

Property is zoned C-1 (highway commercial with a future land use designation of commercial general)

Can be combined with 2 neighboring units (1350 SF each) for a total of 4,650 square-foot space

Potential additional storage space in the back of the property

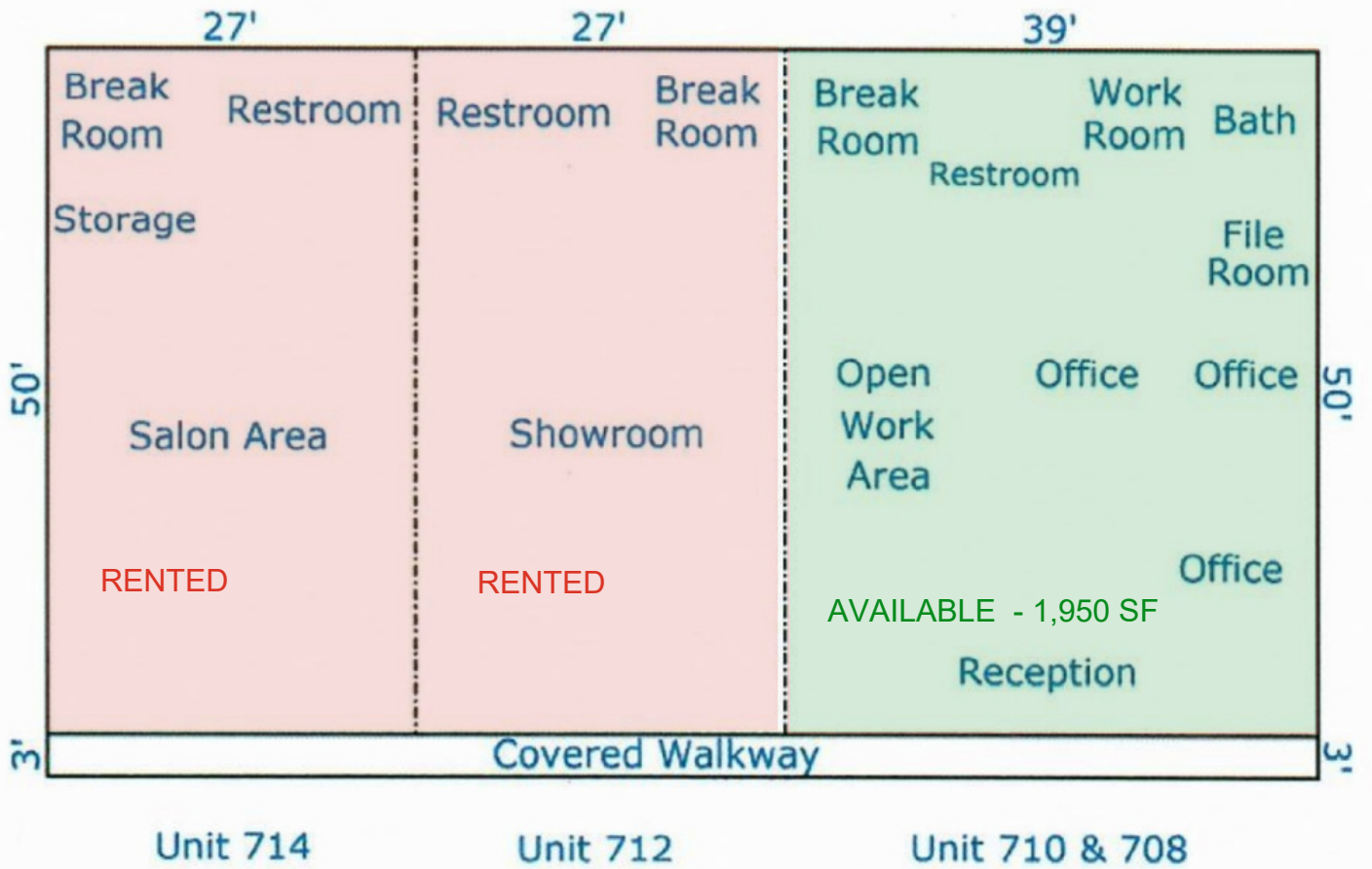
Building Location (1 Location)



Details

Listing Type	Direct
RSF	1,950 SF
USF	1,950 SF
Parking	21
Rate (Per SF)	\$15 / SF / YR
Lease Type	Modified Gross
Lease term	Negotiable
Total CAM (Per SF/YR)	\$0.5
Total Rate (Per SF/YR)	\$15.5
Total Monthly Rent	\$2,518.62
Days on Market	0 days

Floorplan



Visual Aid Only

Building Photos (8 photos)



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