



Offer Memorandum For:

609 W Montrose St
Clermont, FL 34711

Matt Mobley - Broker/Owner

(407) 267 - 2312

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 www.MyHancockRealty.com

Location



Clermont
City Center

Subject
Property

Clermont
City Hall

150 feet of frontage on Montrose street directly across from the Clermont City Center, and 100 feet of shared boundary line with City Hall, this property is positioned for high visibility in a business friendly setting.

Property Overview



Sale Price **\$2,200,000**

OFFERING SUMMARY

Acreage: .34 Acre Lot (15,000 sq. ft. lot)

City: Clermont

County: Lake

Property Type: Professional/Medical Offices

Prime Office Building in Turn Key Condition offered for sale in Historic Downtown Clermont adjacent to City Hall. Zoned for Professional/Medical Offices this building can be expanded all the way to the lot lines with opportunity to expand upward with additional floors. With 150 feet of frontage on Montrose street directly across from the Clermont City Center, and 100 feet of shared boundary line with City Hall, this property is positioned for high visibility in a business friendly setting. A former doctor's office and accountant office, the property is currently the home of the highly successful Central Florida Psychological Consultants where psychological testing, counselling, therapy, research, writing, and instruction are performed. Ideal for medical or professional offices, this property is ready for its next owner to serve Clermont for its next phase of growth.

Interior Features

- 3,259 sq. ft. of professional office space
- 3 bathrooms
- Kitchenette
- Reception Area
- Offices and Meeting Rooms

Exterior Features

- Beautifully landscaped
- Brick paved walkway and Pergola
- Paved Parking lot with 8 parking spaces
- 4 street parking spaces in front of the building (Montrose St.)
- 2 street parking spaces on the side of the building (Lake Ave.)
- Ability to develop all the way to the lot line with no need for water retention as well as the ability to develop upward for a multi-story building



For more information call Matt Mobley

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