



## Perimeter Park Medical Building

440 SW Perimeter Glen, Lake City, FL 32025



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# Perimeter Park Medical Building

\$770,000

This 4,315 square foot office suite nestled within the prominent Perimeter Park presents an excellent space for a wide range of businesses including medical or dental services, health-related services, spas, business services and more, ensuring versatility to accommodate various business needs and opportunities. This office park enjoys both visibility and privacy, perfect for an owner occupant or an investor looking for a steady stream of possible tenants and stable rental income. Located right off of SR 47 in Lake City it offers convenient access to I-75 and the major thoroughfares and business districts as well as being only about 45 minutes from Gainesville. The office is comprised of 10 patient rooms, 1 procedure room, 1 post op room, 3 private offices, a large reception/administrative hub with 3 offices, 3 private restrooms, a break room with a kitchen, multiple storage closets and ample parking which enhances its attractiveness to tenants.



Price:	\$770,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	9.44%
Lot Size:	0.77 AC
Gross Building Area:	6,308 SF
Rentable Building Area:	4,315 SF
No. Stories:	1
Year Built:	2004
Tenancy:	Single
Parking Ratio:	5.79/1,000 SF
Zoning Description:	C1
APN / Parcel ID:	07-4S-17-08122-206

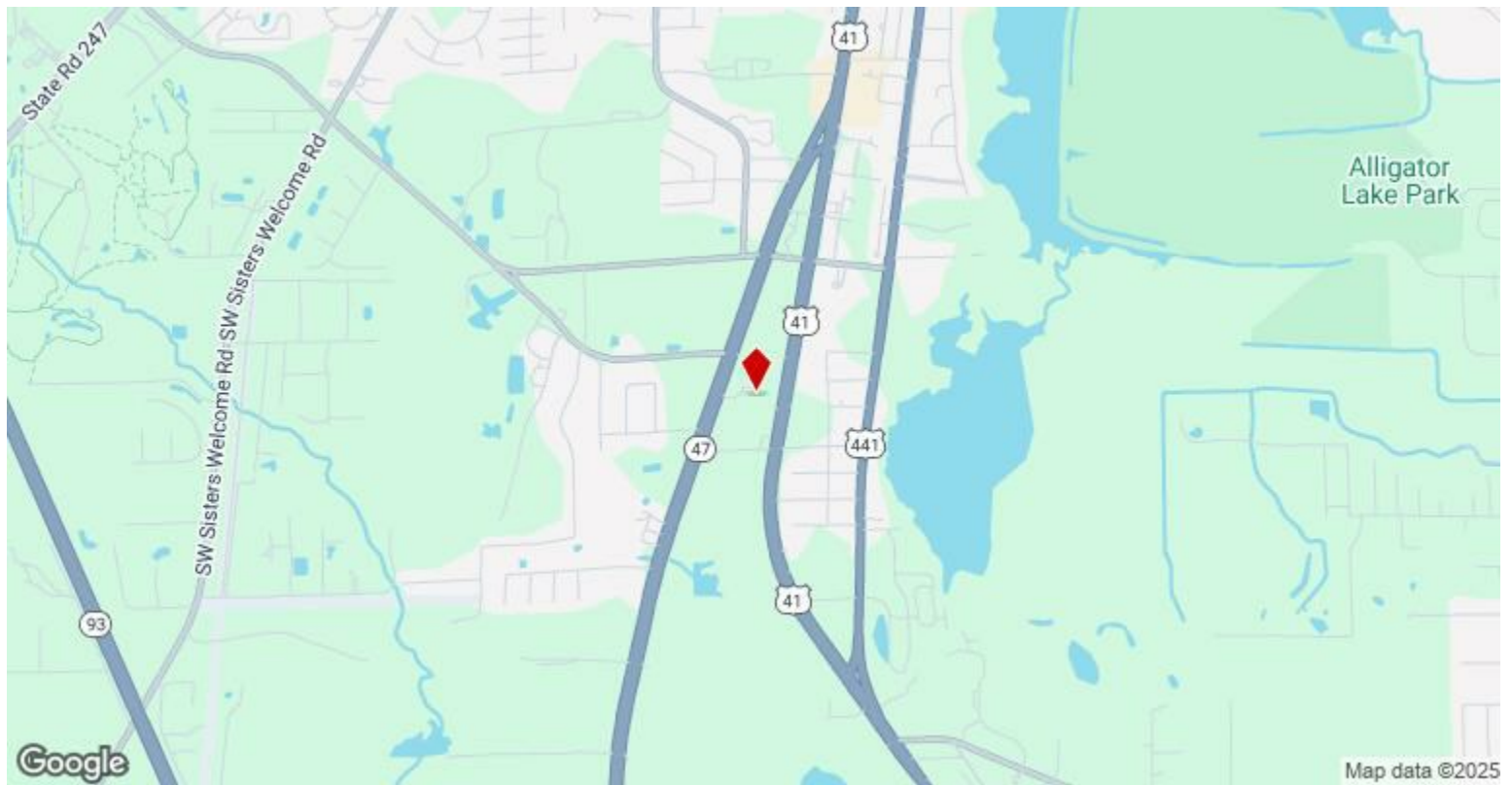
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Florida Pain And Rehabilitation Center	-	





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## Property Photos



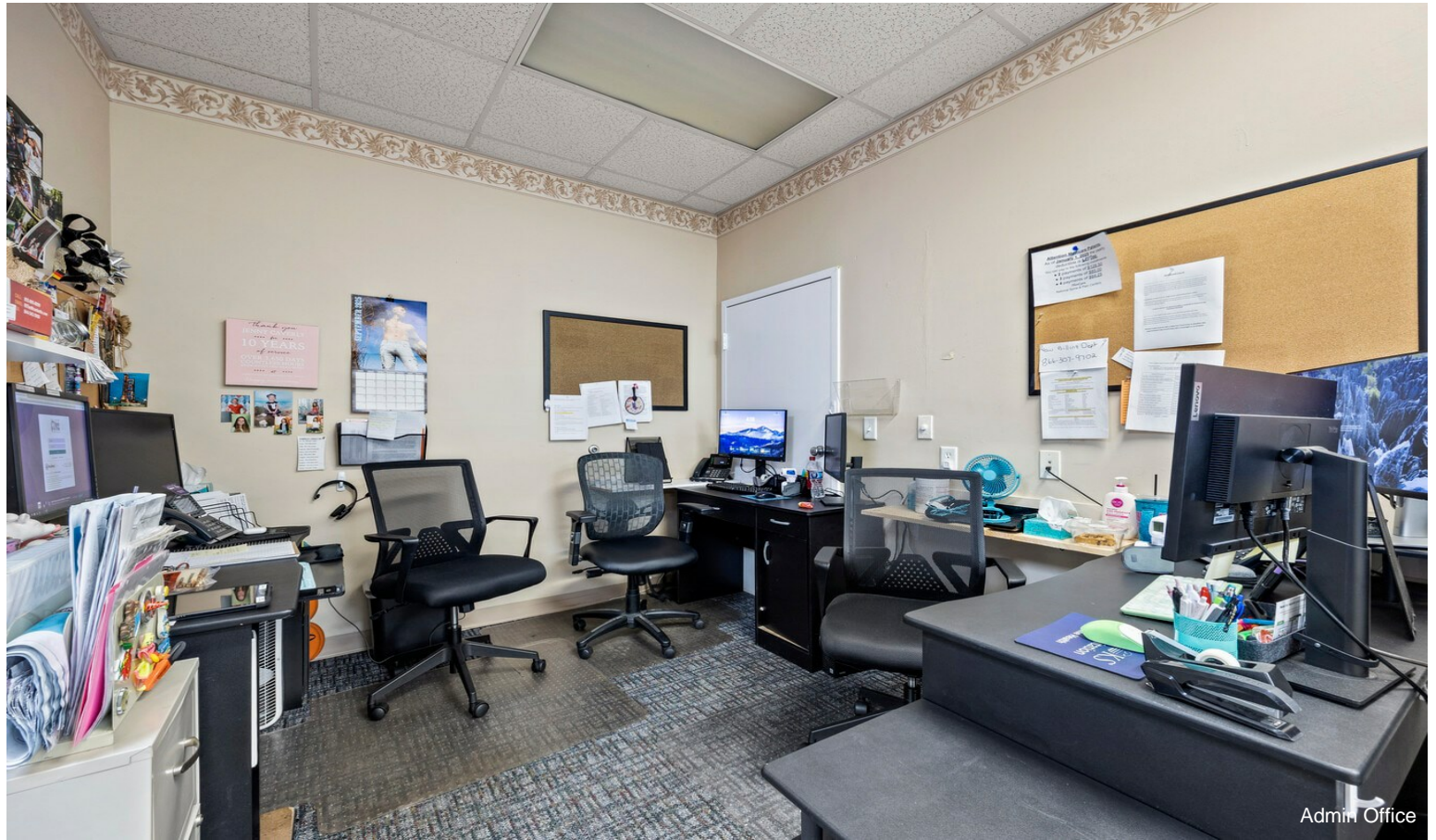


## Property Photos





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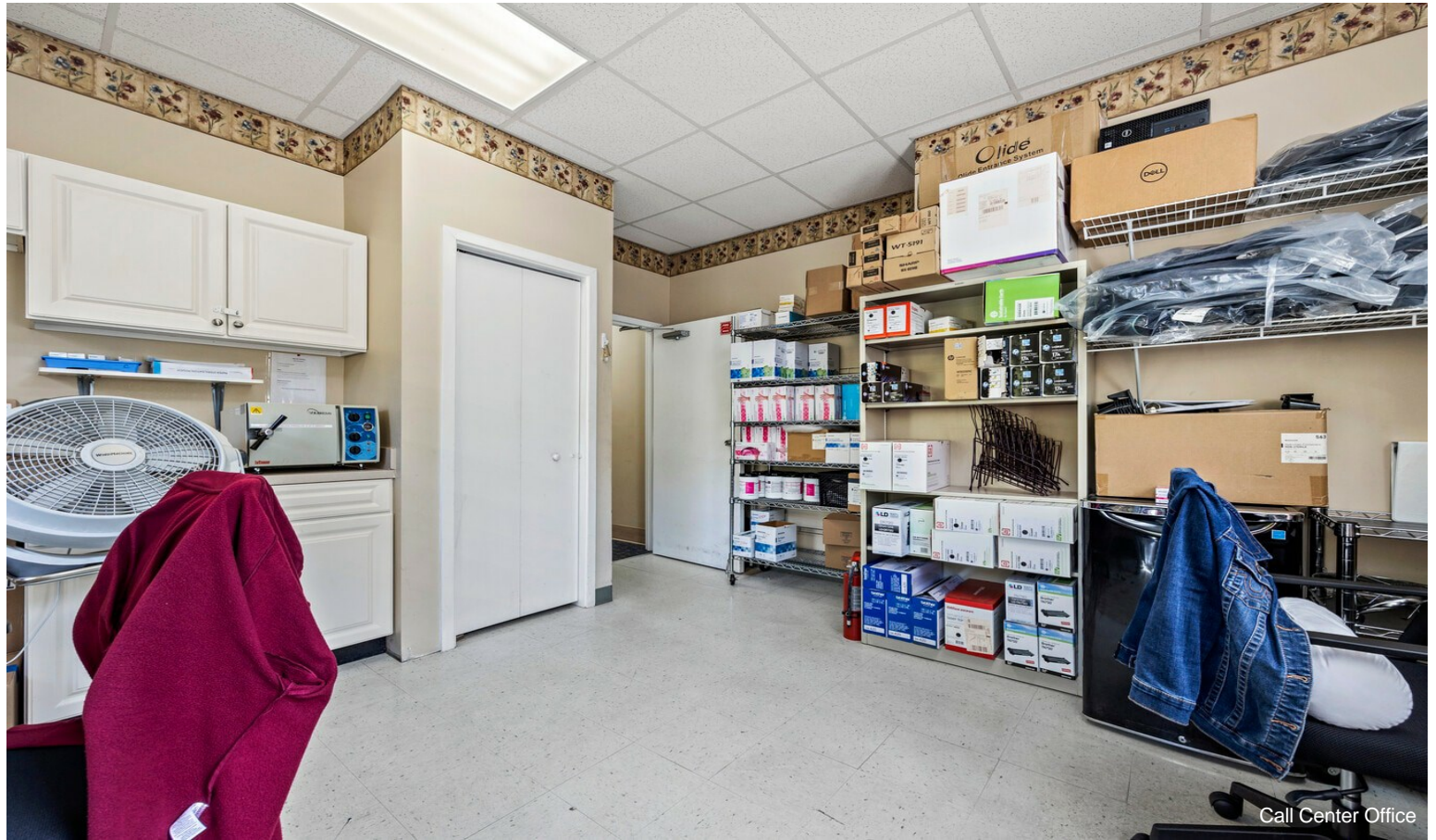


## Property Photos





## Property Photos





## Property Photos





## Property Photos





## Property Photos



Exam Room



Doctor's Office



## Property Photos





## Property Photos



Break Room



Break Room



## Property Photos





## Property Photos





## Property Photos



Building Photo