

**FOR
SALE**

MEDICAL OFFICE CONDO

THE
TORCH
TEAM
BUSINESS BROKERING & COMMERCIAL REAL ESTATE



1879 Nightingale Lane # A2

TAVARES, FLORIDA 32778

5,154 SF OFFICE CONDO

Discover the pinnacle of healthcare real estate in the heart of Florida with this exclusive offering: a 5,154 square foot Medical Office Condo equipped with an Ambulatory Surgical Center. The meticulously planned space offers a flexible layout that can be tailored to suit various medical practices and specialties.

ASKING PRICE:

\$1,999,999

Ambulatory Surgical Center & Medicare Approved Facility

Note: The existing furniture, fixtures and equipment shown in the photos throughout this flyer is available. Please inquire for additional information.



call us

Marlene S. Behlman, CCIM
813.477.0626

call us

Nick Woodard, CCIM
727.457.9690

web

thetorchteam.com

KEY HIGHLIGHTS

- Ambulatory Surgical Center
- Medicare Approved Facility
- Near Advent Hospital
- Stunning Common Areas
- Large Outdoor Patio
- Backup Generator



DEMOGRAPHICS

BASED ON A 5 MILE RADIUS

Population: 79,946

Median Household Income:
\$55,503

Median Home Value:
\$256,526

Median Net Worth: \$147,434

1879 Nightingale Lane Suite A2

Just placed on the market, this unique Ambulatory Surgical Center (ASC) in Tavares, Florida, stands as a rare offering in the vicinity. It presents an optimal solution for any local medical entity aiming to broaden its reach or an external medical group seeking to establish a foothold in one of Florida's rapidly growing healthcare landscapes. This remarkable facility encompasses approximately 5,150 square feet on the ground floor of a multi-tenant medical building with scenic views of Lake Juniata. Constructed in 1996 and having undergone recent renovations, this Class A building boasts a sleek, modern aesthetic and is outfitted with beautiful common areas.

Premier Medical Office

The expansive medical condo occupies nearly all of the building's first floor, featuring a comprehensive suite of medical facilities: an operating room, a room for minor procedures, various private offices, multiple examination rooms, dual waiting areas, and a patient recovery room. Additional amenities include a cooled outdoor breakroom with a tranquil lake view. The office suite is recognized as a Medicare Approved Facility and is backed by a dedicated generator exclusive to the unit. This space also offers a dedicated entrance, ensuring privacy and ease of access beyond the main lobby entry.

Surrounding Area

Nestled just off US 441 within the tricity area of Mt. Dora, Tavares, and Eustis, part of the Greater Orlando region, the center benefits from its proximity to The Villages — a bustling and expansive retirement community. This strategic position is an unparalleled advantage, making it a magnet for patients throughout Central Florida, a region witnessing remarkable population growth for over a decade.

There is an operating business in facility, and it is imperative the sellers are NOT disturbed. Please contact Nick Woodard to schedule a showing (by appointment only.)

DEMOGRAPHICS

BASED ON A 5 MILE RADIUS

Population 65+: 32.1%

Median Age: 51.6

Total Healthcare Spending:
\$202,105,857

% Medicare Spending:
25.8%

disclaimer. This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. A variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction.

where
1000 S. Ashley Dr. #502
Tampa, FL 33602

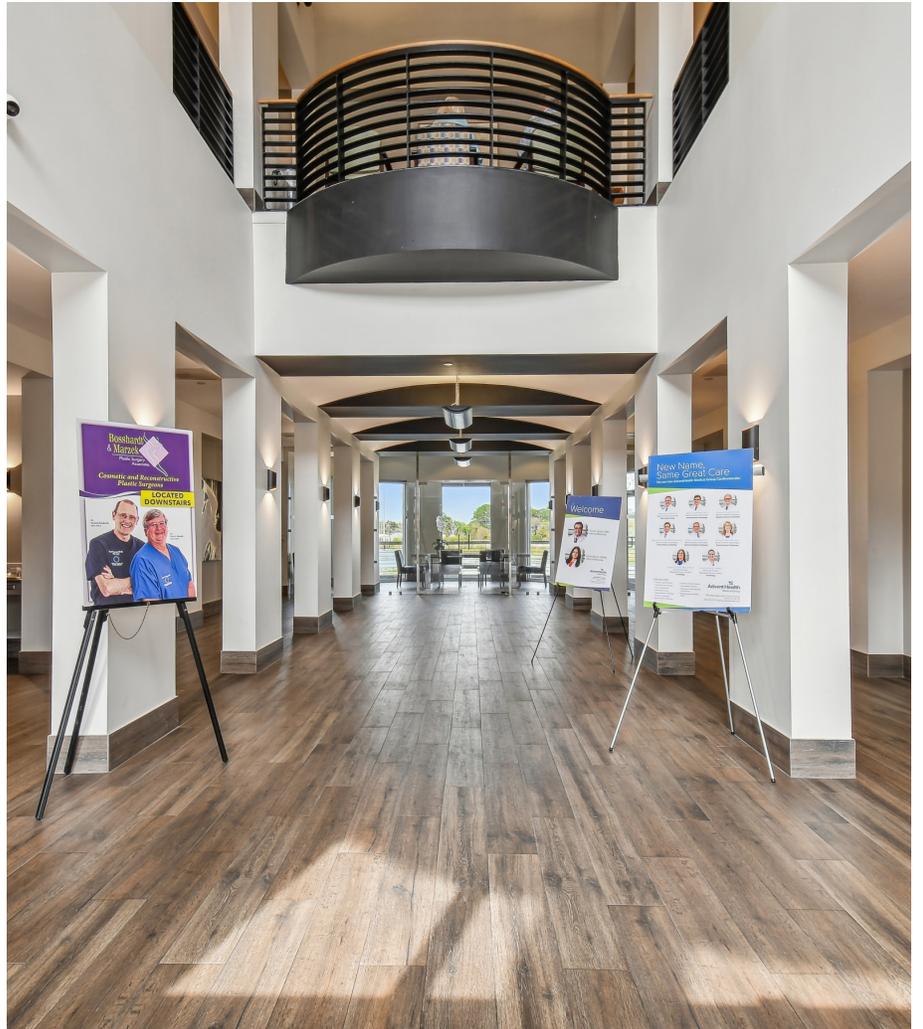
email
nick@thetorchteam.com
marlene@thetorchteam.com



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PREMIER MEDICAL OFFICE



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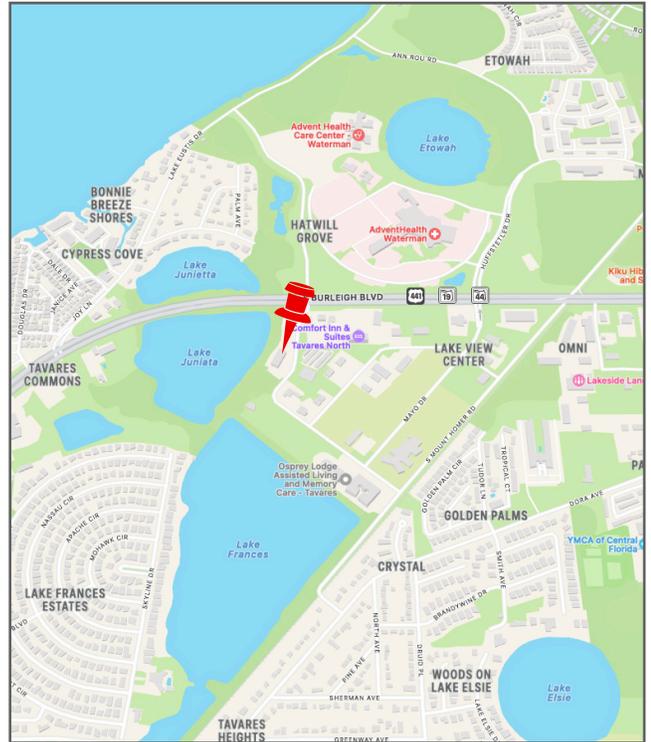
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email nick@thetorchteam.com
marlene@thetorchteam.com

