



5,415 ± SF Medical Professional Building

170 E North Blvd, Leesburg, Lake County, Florida 34748

**For more information please contact:
Grizzard Commercial Real Estate Group**

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Property Highlights

- 5,415+ SF Building w/ generator built 2001
- Former blood donation facility
- Lot size 29,300 SF = .67+ acre
- Zoned C-3, City of Leesburg
- Signalized corner, Easy access & great visibility
- Large parking lot
- 250' ± FT of North Blvd / US Hwy 441 frontage
- 33,000 FDOT Avg trips per day

Opportunities

- Potential uses include but not limited to Medical Office, Urgent Care, School, Lab or Professional Offices

Offered at

- \$1,095,000



Offering is for a 5,415+/- SF Medical - Office Building / former blood donation facility. Building sits on a signalized corner at E North Blvd / US Hwy 441 & N Canal Street with 250+/- FT of Hwy frontage and excellent visibility. Located within the City of Leesburg, with city utilities, zoned C-3 highway Commercial and FDOT avg trips per day of 33,000. Site is located down the street from the University of Florida's Leesburg North Campus and a short drive from award winning UF Health's Leesburg Hospital. This Central Florida location is just over an hour to Orlando or Ocala and 15 minute's to The Villages, I-75 and Florida's Turnpike. Building has multiple offices, classrooms / conference room, large walk in cooler even bus parking for 2 buses. All information is believed accurate and correct but not guaranteed or warranted and subject to change without notice

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