



1801 Salk Avenue

Lake View Center · Tavares, FL 32778 · Lake County

OFFERING PRICE
\$720,000

BUILDING SIZE

±2,440

SF · 2,615 gross

PRICE PER SF

\$295.08

On ±2,440 SF

LOT SIZE

0.47

acres · 20,473 SF

YEAR BUILT

2003

One story, freestanding

PROPERTY OVERVIEW

1801 Salk Avenue is a freestanding ±2,440 SF medical office on 0.47 acres in Lake View Center, an established medical and professional park a half-mile from AdventHealth Waterman Hospital. The building was constructed in 2003 — masonry walls, shingle roof — and carries no deferred maintenance.

The interior is a complete clinic build-out: six exam rooms, two administrative offices, reception and waiting, and two restrooms. An owner-user practice can take occupancy and open without a construction period or a tenant-improvement budget.

Monument signage on Salk Avenue and on-site parking give the practice its own address and front door.

HIGHLIGHTS

- Six exam rooms, two offices, reception, two restrooms
- Freestanding and single-tenant — no shared common area
- Dedicated monument signage and on-site parking
- ½ mile to AdventHealth Waterman Hospital
- Minutes to US 441 and downtown Tavares
- Masonry construction, 2003 — well maintained
- Physician, dental, pediatric, or specialty owner-user

LOCATION

A half-mile from the AdventHealth Waterman campus.



Site outlined in red · AdventHealth Waterman campus beyond

Tavares is the Lake County seat and the county's established medical hub. The property anchors Lake View Center, a cluster of medical and professional offices a half-mile from AdventHealth Waterman Hospital and its surrounding physician network.

US 441 connects the site to Mount Dora, Eustis, and the greater Orlando MSA, with downtown Tavares and the county courthouse complex minutes away.

Most second-generation medical space in this submarket sits inside multi-tenant parks. Freestanding buildings with their own signage and parking are a smaller share of supply.

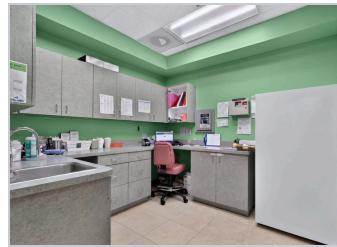
BUILDING AND SITE



Elevation and monument signage



Reception and waiting



Nurse station and lab



Exam room, typical of six

PROPERTY FACTS

ADDRESS

1801 Salk Avenue, Tavares, FL 32778

PARK

Lake View Center

COUNTY

Lake

ZONING

PD — City of Tavares

STORIES

One — freestanding

CONFIGURATION

6 exam · 2 offices · 2 baths

CONSTRUCTION

Masonry, shingle roof

PARKING

On-site surface, asphalt

2025 TAXES

\$10,217



FOR MORE INFORMATION, CONTACT

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