



2864 WEST MAIN STREET, LEESBURG, FL 34748
\$240,000



Leesburg Commerce Park*** 2 story, end-unit** A condominium unit totaling 3,344 SF of NRA. Constructed in 2005, this is a single-tenant design and the unit is currently vacant. Current Zoning: Industrial District Zone (M-1). Leesburg Commerce Park Property Owners Association monthly dues are \$187.00. The front lobby and reception desk are flanked by two separate office rooms & a 1/2 bath. The workspace area located toward the back of the building does have an exhaust hood and there is counter space with storage cabinets. The light and bright lobby has a volume ceiling and an open staircase. At the top of the stairs is a private meeting room, and a 3/4 bathroom. Storage areas and HVAC components are also present on this 2nd floor. Return to the main floor's large workspace via the back stairwell—there are two access options for the 2nd floor! The parent property is made up of 11 condominium units, totaling 25,628 SF. The unit is located on a 0.21-acre parcel that extends beyond the physical improvements. FEMA Flood Zone: X This is referenced by Community Number 120136, Panel Number 12069C0308E, dated December 18, 2012. Parking: Parent building 57 spaces, Parking ratio 2.2/1,000 SF NRA (parent building). Utilities: City of Leesburg.

PARCEL #: 21-19-24-0675-000-00100

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