

# 2 Acre Medical Office Site



## OFFERING SUMMARY

Sale Price:	\$990,000
Lot Size:	2 Acres
Year Built:	1998
Building Size:	7,984 SF
Zoning:	CM - Medical Arts Commercial
Price / SF:	\$124.00

## PROPERTY OVERVIEW

SVN | Southland is pleased to offer for sale these professional office buildings in the Northeast node of Tallahassee. The site consists of 2 acres and is an ideal redevelopment site for medical office. There are currently two separate buildings on the property. The first is a 2,548 SF medical office building fronting Centerville Rd., and the second is a professional office building with 2 floors [2,652 SF upstairs, and 2,784 SF downstairs]. The downstairs portion serves as warehouse space with a 500 SF conditioned office space.

Additionally this site has a pre-engineered pad with 2,500 SF +/- of build-able area designed for a two story building. The property is zoned CM - Medical Art Commercial, which allows for use ranging from medical facilities and professional office, to banks and retail uses. The site has access from both Centerville Rd. and Welaunee Blvd (via easement).

## PROPERTY HIGHLIGHTS

- Large Lot in heavily traveled Northeast
- Pre-engineered room for expansion of 2,500 +/- SF two story building
- Access from both Centerville Road & Welaunee Road