

EXCLUSIVE

HAINES CITY  
MEDICAL OFFICE

FOR  
SALE

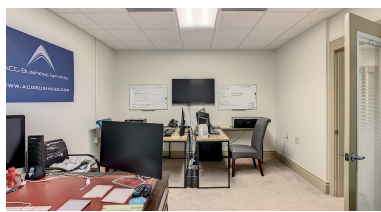
OFFERING  
PRICE

**\$875,000**



## ABOUT THE PROPERTY

Premium Properties Commercial Division Proudly Presents Cash Flow Office Building for Investment is located in the heart of the downtown Central Business District. First Floor Medical Office recently exercised 5 years on the current lease. The second floor is leased to Haines City Economic Council with renewal options and has had new carpet installed a few years ago. Sellers just replaced 2 of the HVAC systems on the building. Three of the upstairs offices have views of the park across the street. All of the interior doors have adjustable blinds and the building is wired with Cat 5 voice and data lines. Walking distance to City Library, City facilities, shopping and medical. This is a great investment property with a capitalization rate 8.39%.



## PROPERTY HIGHLIGHTS

- Located in Historic Downtown District
- Easy Access to Highway 27 and I-4
- Multi Unit Tenant Occupied
- Walking distance to Local Retailers
- High Demand Locations for Medical Office



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