

Medical Arts Commercial Redevelopment Site

2 Acre Medical Office Site

2449 Centerville Road, Tallahassee, FL 32308



OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	2 Acres
Year Built:	1998
Building Size:	7,984 SF
Zoning:	CM - Medical Arts Commercial
Price / SF:	\$131.51

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

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