



COMMERCIAL REDEVELOPMENT OPPORTUNITY

*112 W McClendon Street
Lady Lake, Florida 32159*

Offered at

\$325,000.00

Property Highlights

- ✦ 0.68 Acres
- ✦ LC Zoning
- ✦ Existing Building & Utilities
- ✦ Redevelopment Potential



KY RAUZI



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LIGHT COMMERCIAL DEVELOPMENT OPPORTUNITY

Commercial Redevelopment Opportunity in the Heart of Lady Lake, Florida

112 W. McClendon St. Lady Lake, FL 32159

Why Invest Here?

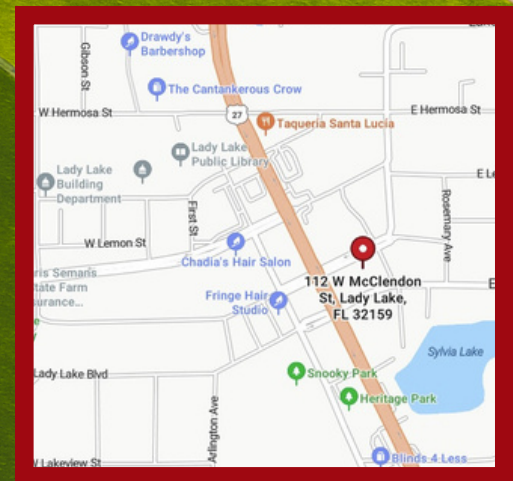
Rare opportunities like this are becoming increasingly difficult to find in Lady Lake. This 0.68-acre Light Commercial site offers a combination of location, zoning flexibility, and redevelopment potential that appeals to business owners, investors, and developers alike.

PROPERTY HIGHLIGHTS:

- 0.68-Acre
- Light Commercial (LC) Zoned Site
- Existing Utilities
- Existing Building on site
- Flexible Commercial Development Potential
- Convenient Location
- Investment Opportunity



Offered at
\$325,000



BUYER SHALL INDEPENDENTLY VERIFY ZONING, PERMITTED USES, DIMENSIONS, DEVELOPMENT REQUIREMENTS, AND ALL INFORMATION DEEMED IMPORTANT TO THEIR PURCHASE DECISION.



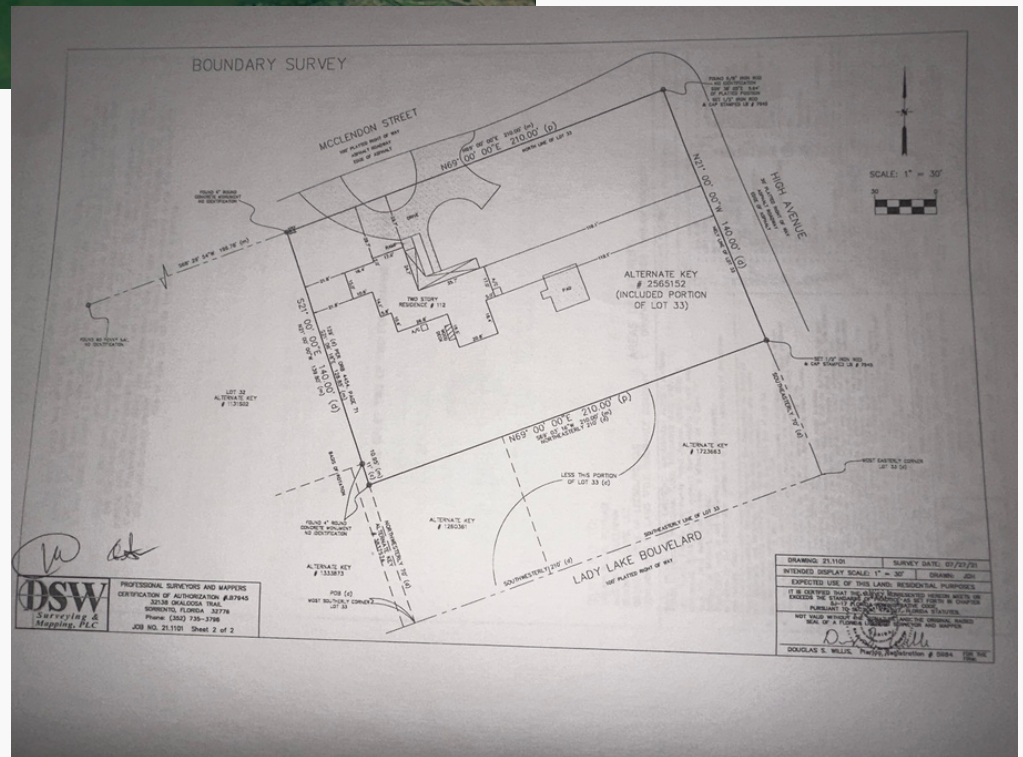
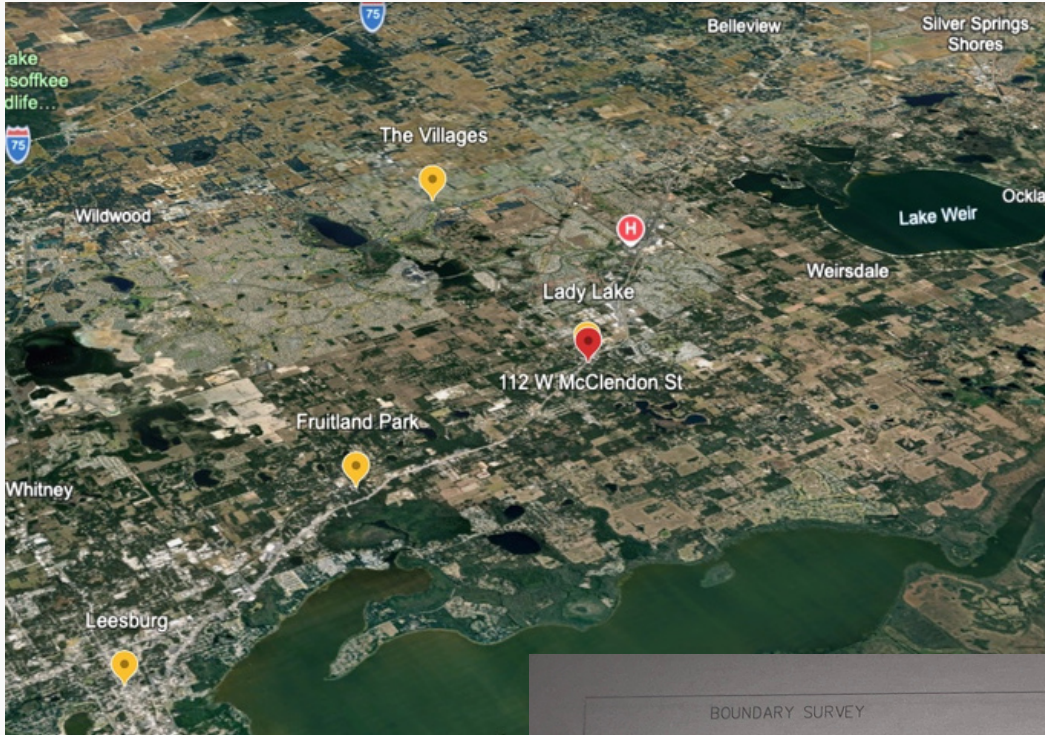
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Location & Maps

- 📍 The Villages 5.4 miles
- 📍 Fruitland Park 4.7 miles
- 📍 Leesburg 8.6 miles
- 📍 Turnpike 5.1 miles



DISCLAIMER

All information is deemed reliable but is not guaranteed and should be independently verified by prospective purchasers. Buyer shall verify zoning, permitted uses, dimensions, utility availability, development requirements, and all matters material to their purchase decision.

POTENTIAL USES*



Professional Office



Medical Office



Financial Services



Real Estate Office



Retail Service Business



Investment Redevelopment

*Buyer to verify intended use with the Town of Lady Lake.

Why Invest Here?

Commercially zoned land in established Central Florida locations is increasingly difficult to find. This property offers zoning flexibility, location advantages, and redevelopment potential in the heart of Lady Lake.



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