

# FOR SALE



## LAKESIDE MANUFACTURING AVIATION FACILITY with Ramp & Berth in City of Tavares, Florida



AMERICA'S  
SEAPLANE  
CITY



- 4 HIGH & DRY ACRES
- CONCRETE BOAT RAMP
- 100% TENANT OCCUPIED
- ZONING: INDUSTRIAL - MANUFACTURING
- 30-40 SPACE PARKING LOT
- ROAD FRONTAGE: 1,135 Feet
- LAKE FRONTAGE: 953 Feet

### 24,000 ± SqFt Commercial Building

- Originally built for a speciality boat manufacturer
- Currently leased by a seaplane manufacturer
- Features:
  - Manufacturing Operations Office
  - Manufacturing Plant Area
  - Accessory Manufacturing Area
  - Second Floor Storage
  - Covered Outside Storage & Compressor
  - Covered Entries

### Expansion Opportunity

- Preliminary plans have been drawn and assessed for building permit approval for an additional 16,000 SqFt building to be located on the south side of the existing building

## Price: \$1,590,000

Located on Beautiful  
Lake Idamere

15± Total Lakefront Acres  
2014 Taxes: \$18,647

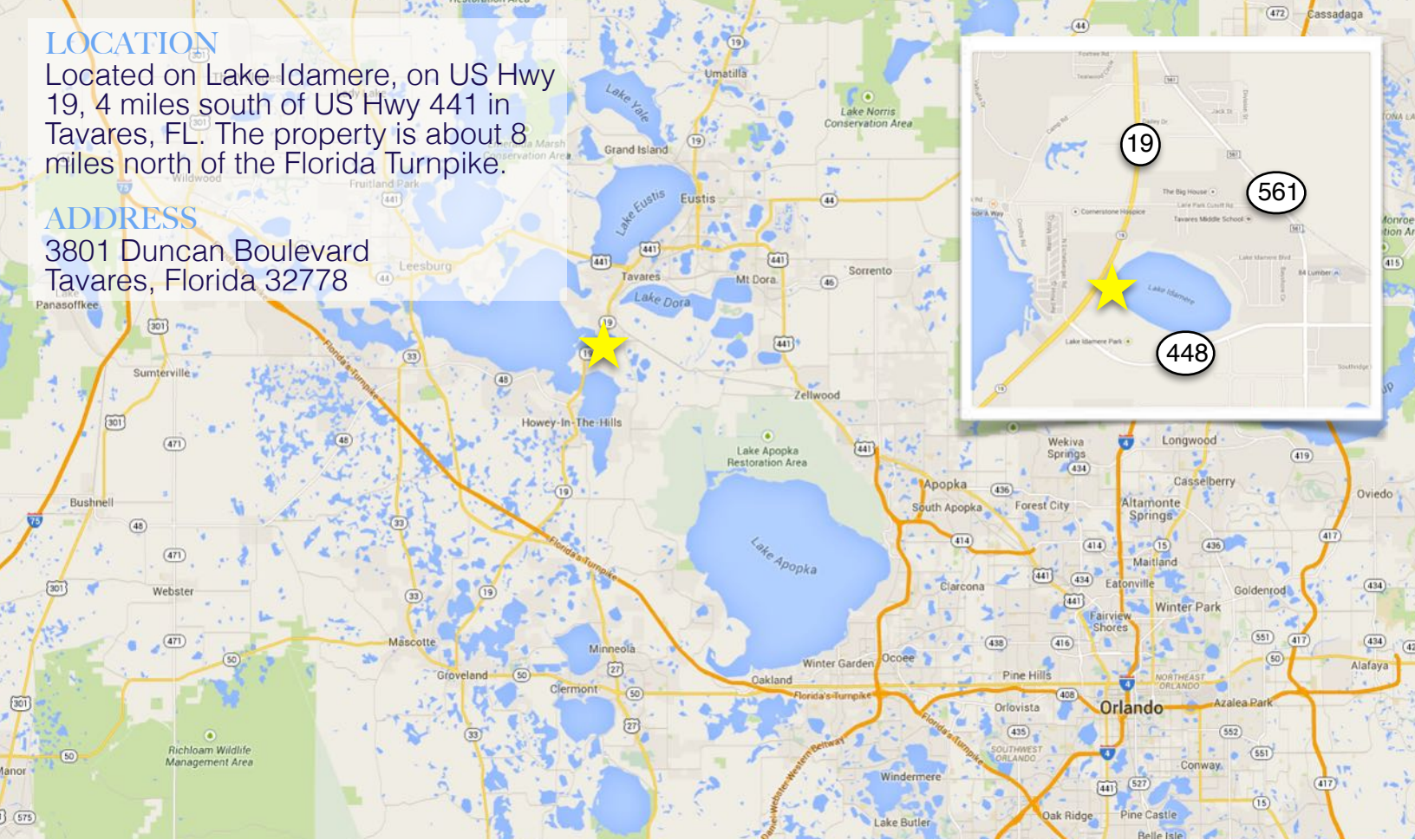


## LOCATION

Located on Lake Idamere, on US Hwy 19, 4 miles south of US Hwy 441 in Tavares, FL. The property is about 8 miles north of the Florida Turnpike.

## ADDRESS

3801 Duncan Boulevard  
Tavares, Florida 32778



Offered By

RICK GONZALEZ, ALC, CCIM, MSc  
SALES ASSOCIATE

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## ABOUT TAVARES

The City of Tavares has designated itself as "America's Seaplane City" and has been very helpful in supporting and promoting aviation business in its community.

The City has invested millions of dollars in the development of its waterfront including a seaplane base designated as FA1 located 2.5 miles from the subject property.

## Crosby & Associates, Inc.

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