

**FOR
SALE**

**10% CAP RATE INVESTMENT
WITH OWNER FINANCING**

**2620 IROQUOIS AVENUE
SANFORD, FL 32773**



**20% ROI on the
Down Payment**



PROPERTY HIGHLIGHTS

4,000 SF Freestanding warehouse

- **2,000 SF office area/ 2,000 SF warehouse area**
- **20' clear height with dock high door with 3 phase power**
- **1 Acre commercial zoned site with fenced in rear outside storage**
- **Can develop up to a 5,600 SF Multi-tenant additional warehouse on the rear site with (4) 1,400 SF bays (see site plan)**
- **4 Year Absolute Lease with No Landlord Obligations, 5% Bumps**
- **Current NOI is \$42,650.35, Tenant covers all expenses and increases**
- **Close to I-4, 417, 46A, SR 46, Lake Mary Blvd, & visible from 17-92**
- **Owner Financing with \$100K Down (7% IO with a 10 year term)**
- **20% ROI based on the down payment alone.**
- **Sales Price: \$425,000 (10% CAP Rate)**

CONTACT

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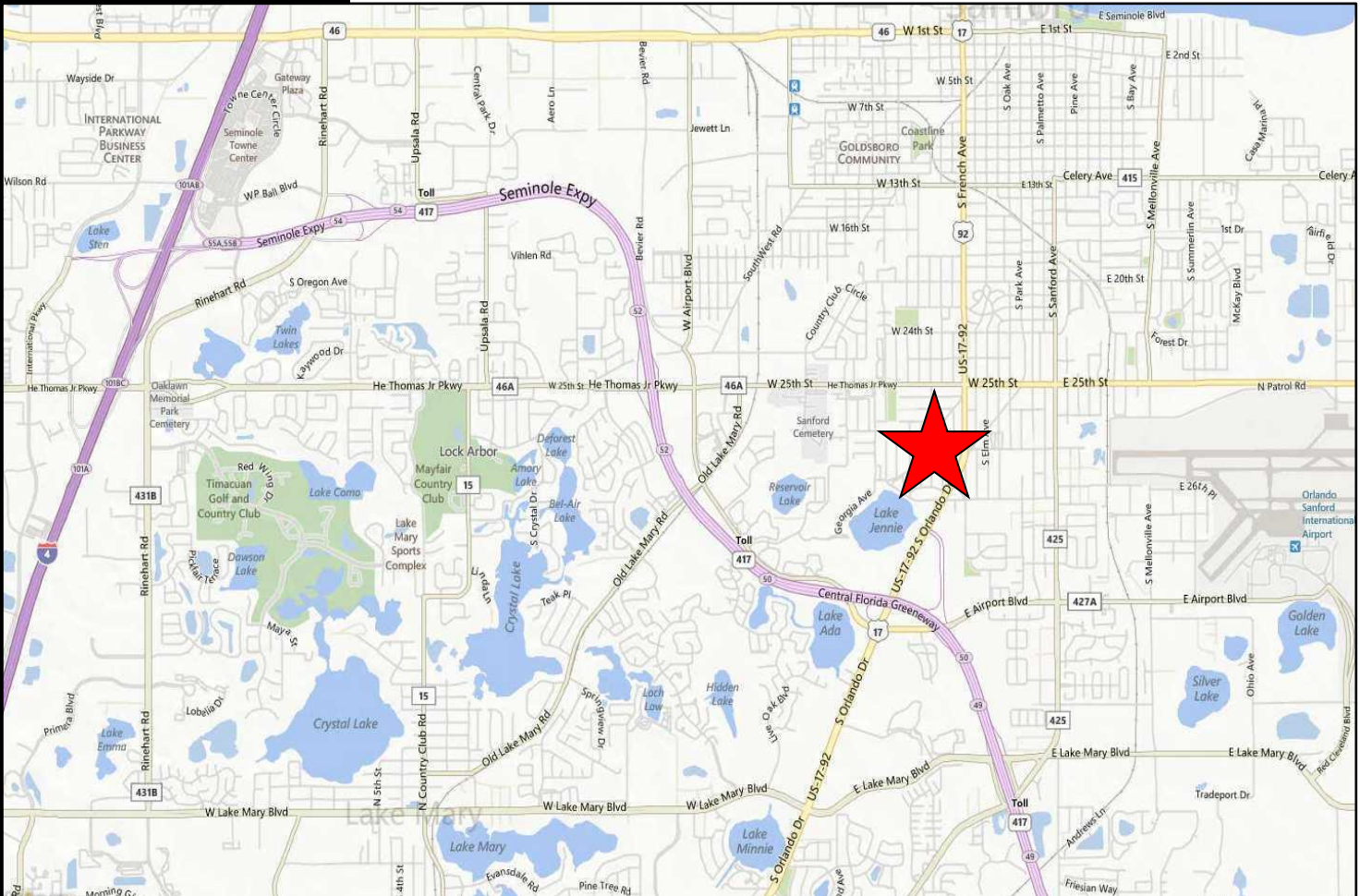
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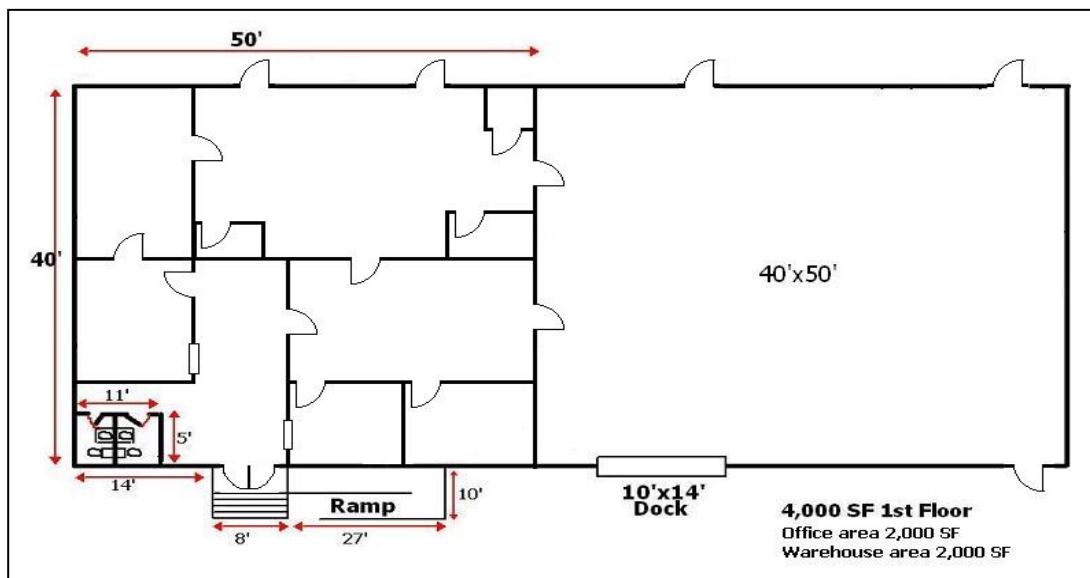
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**Owner Financing
Available
with 25% down**

Site Plan showing an additional 5,600 SF multi-tenant grade level warehouse behind the existing warehouse with (4) 1,400 SF bays

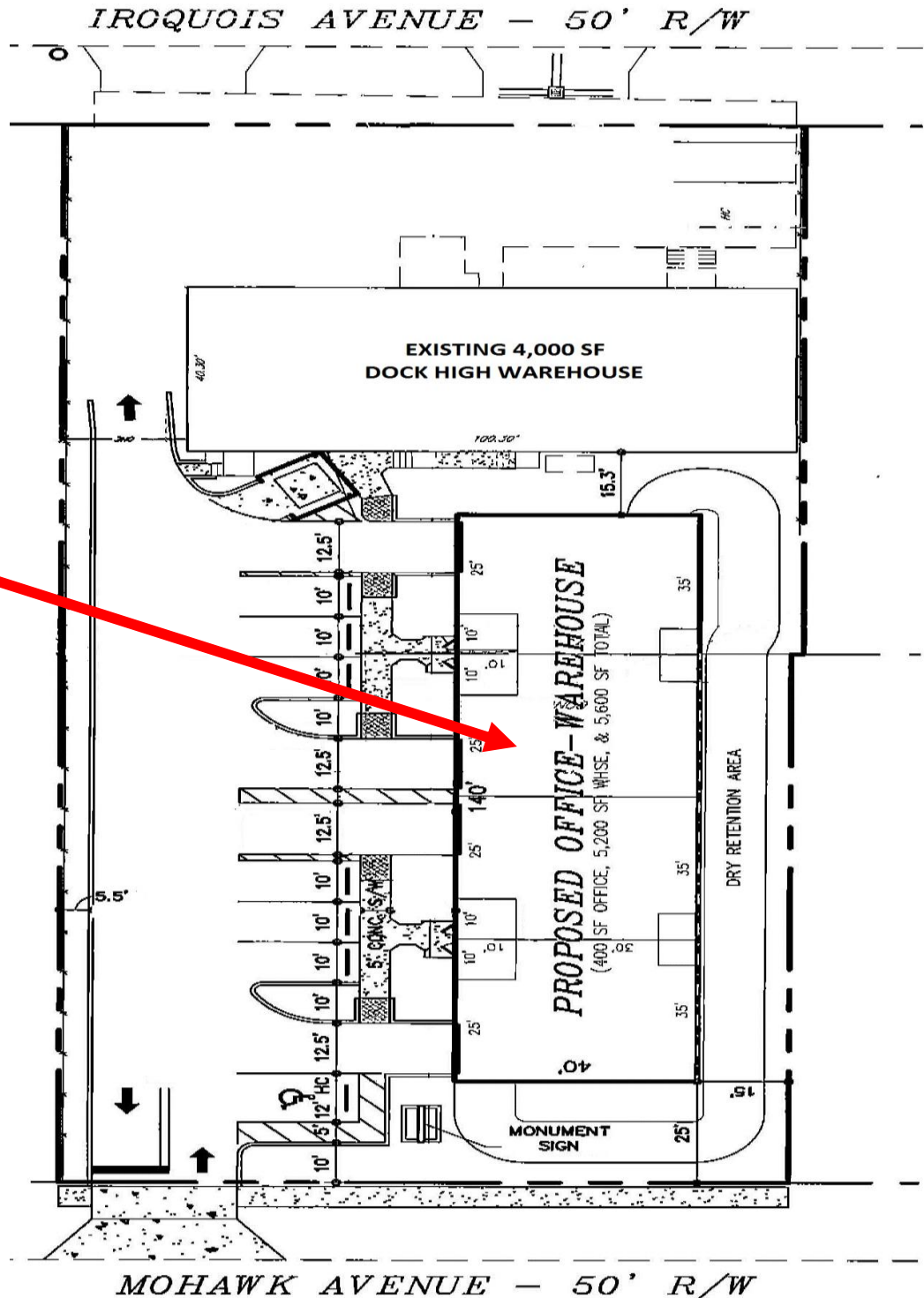
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