

**FOR  
SALE**

**LONG TERM ABSOLUTE  
NNN INVESTMENT**

**4857 EDGEWATER DRIVE ORLANDO, FL**



**PROPERTY HIGHLIGHTS**

- 7,280 SF (6 Bay) Configuration Leased to a Credit Tenant
- Currently the Tenant has 4 Locations and expanding across the State
- Absolute NNN Lease with ZERO Landlord Obligations
- 3% Annual Increases and Full Guarantees in place
- 22,440 SF Corner Lot Zoned C-2 (corner of Edgewater Drive and Lee Road with access on both roads)
- Large Pole and Building Signage,
- Near HW 50, I-4, 441, 17-92, & Maitland Blvd (close to College Park)
- 9 Years left on base term lease with (3) Five (5) year options to renew
- Owner may hold some paper (see broker for details)
- NOI is \$86,520

**Sales Price: \$1,350,000 (6.4% Cap Rate)**

**CONTACT**

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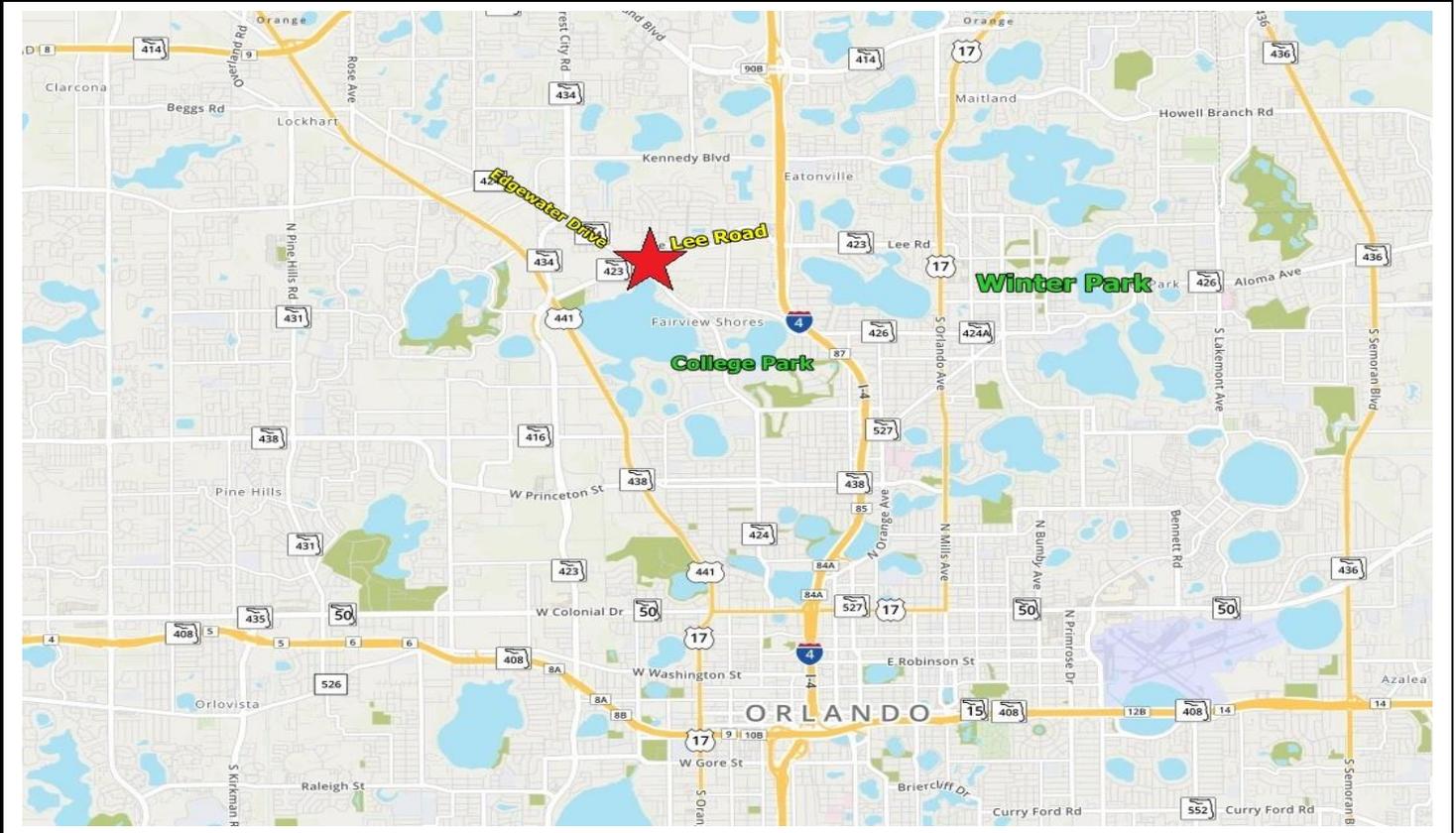
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