

**FOR SALE
OR
LEASE**

**101 S. HW 17-92
LONGWOOD, FL 32750**



FREESTANDING AUTOMOTIVE-RETAIL PROPERTY



Property Details

- 1,500 SF Free-standing Car Lot Facility (former Gas Station)
- .70 Acre Site with C-2 Zoning (Seminole County)
- 175' of Frontage on HW 17-92, 165' of Frontage on SR 434
- Great Building & Pylon Signage, Site can support over 60+cars
- Located at the Major Intersection of Hwy 17-92 and SR 434
- Ample Parking, 3 Phase Power, & Surrounded by National Tenants
- Owner will redevelopment for a long term credit tenant
- In-house Financing Available (see broker for details)
- **Lease Rate:** **\$12,500 NNN**
- **Sale Price:** **\$1,450,000**

**Large 2 Sided
Lite Sign Here**



C O N T A C T

Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers

108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

Traffic Counts (Major Intersection)

- Highway 17-92.62,456 VPD
- SR 43449,824 VPD

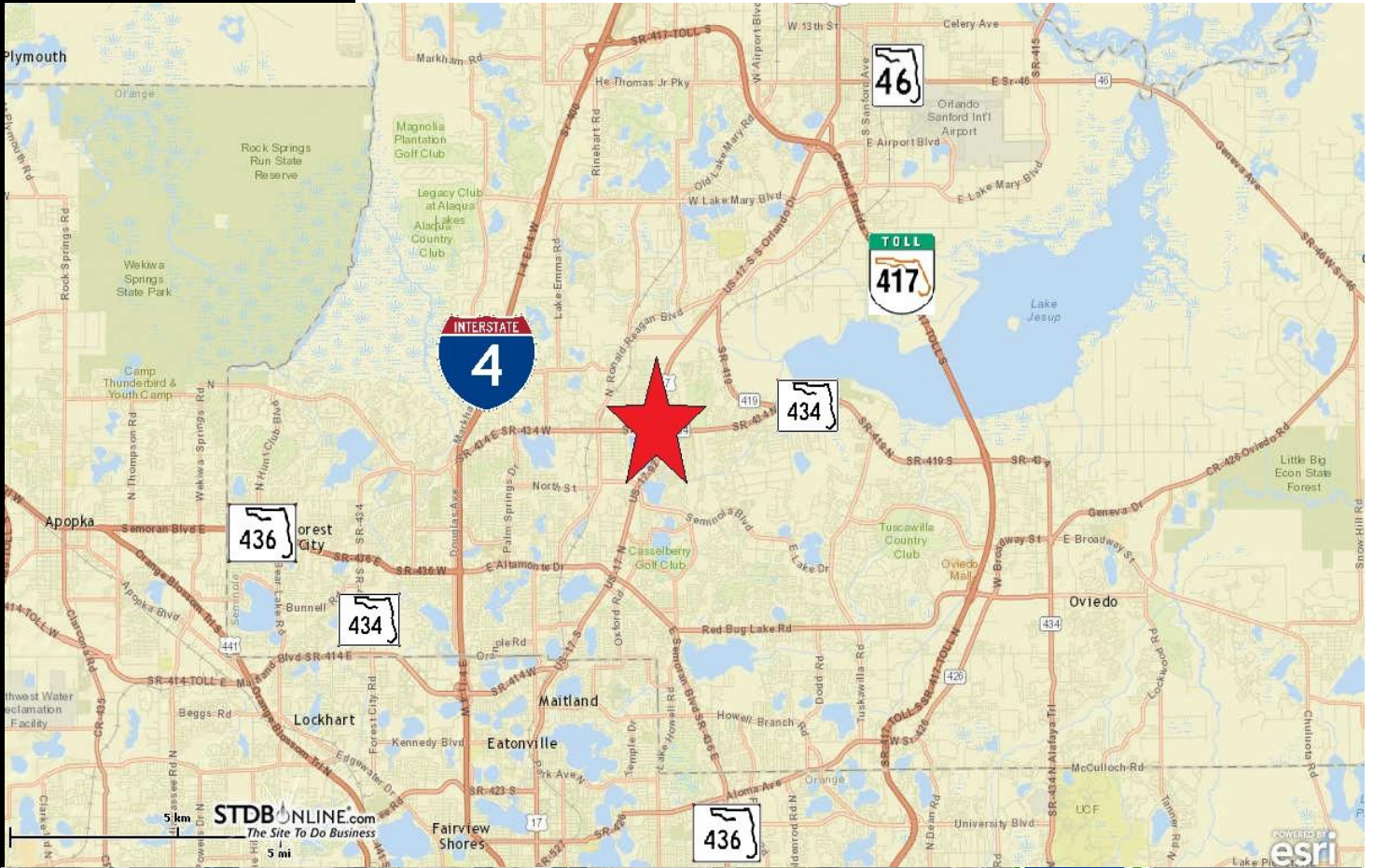
This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR SALE
OR
LEASE**

**101 S. HW 17-92
LONGWOOD, FL 32750**



FREESTANDING AUTOMOTIVE-RETAIL PROPERTY



This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.