

**FOR SALE  
OR LEASE**

## **AUTOMOTIVE INVESTMENT**

**1440 E. SEMORAN BLVD  
APOPKA, FL 32703**



### **PROPERTY HIGHLIGHTS**

- 7,425 SF (3) Suite Auto Repair Facility
- 100% Occupied with month to month Tenants (Tenants are willing to sign new leases to stay if desired)
- 18' Clear height, 3 Phase Power, I-1 Zoning, Front & Rear Loading Bays
- Front and Rear Parking Lots Ample Building and Pylon Signage
- Across the street from Mullinax Ford with 50K VPD Traffic Count
- Close to Hwy 441, Wekiwa Springs, , 429, Maitland Blvd, and SR 434
- Owner User Opportunity. Owner Use with Income for Debt Service
- In-House Financing Available (see broker for details)
- **Lease Amount:** (7 Bay Shop) **\$7,000.00 MG**
- (2 Bay Shop) **\$3,500.00 MG**
- (5 Bay Shop) **\$5,000.00 MG**
- **Sales Price: \$1,600,000**

### **CONTACT**

Vincent F. Wolle, CCIM, SIOR  
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CREManager@Gmail.com

**Results Real Estate Partners, LLC**  
*Licensed Commercial Real Estate Brokers*  
108 Commerce Street, Suite 200  
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[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

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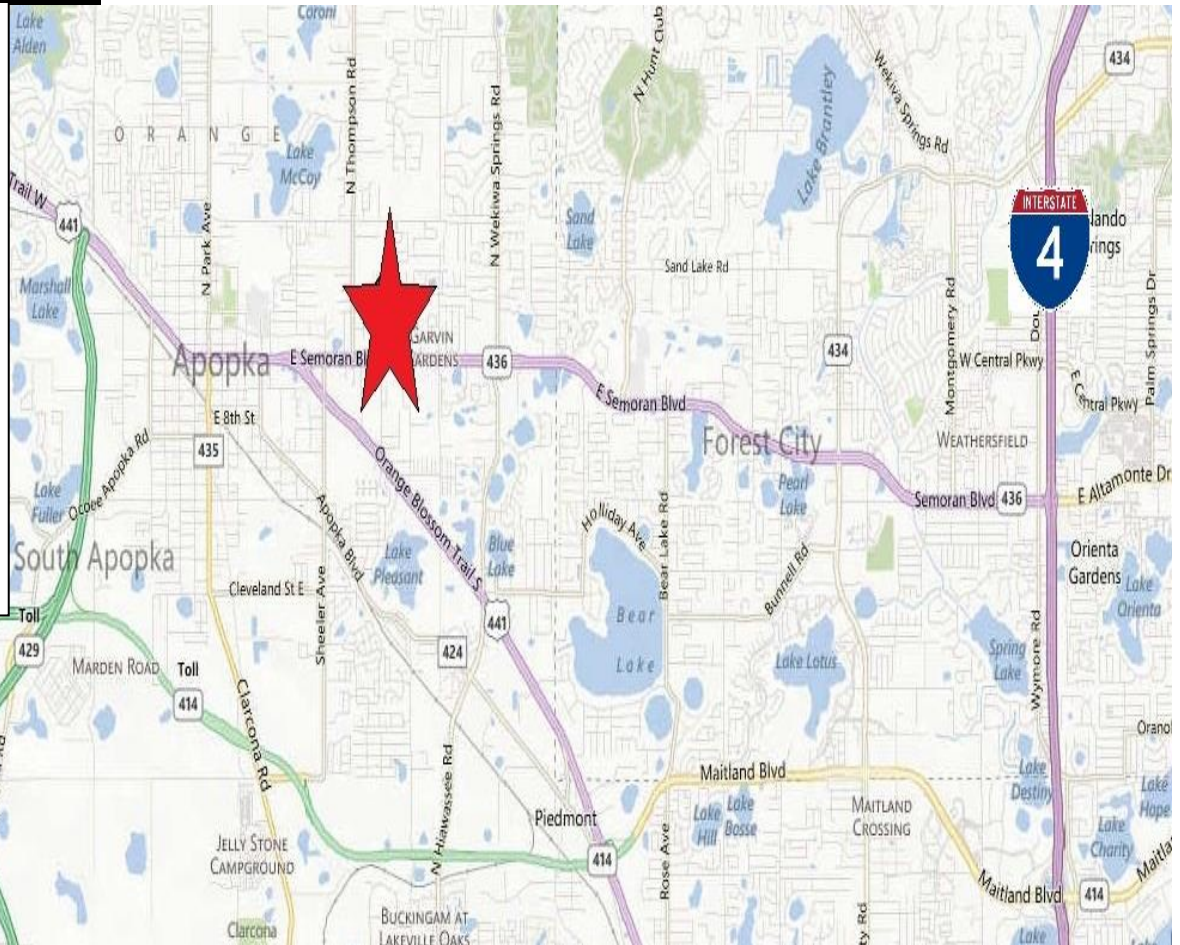
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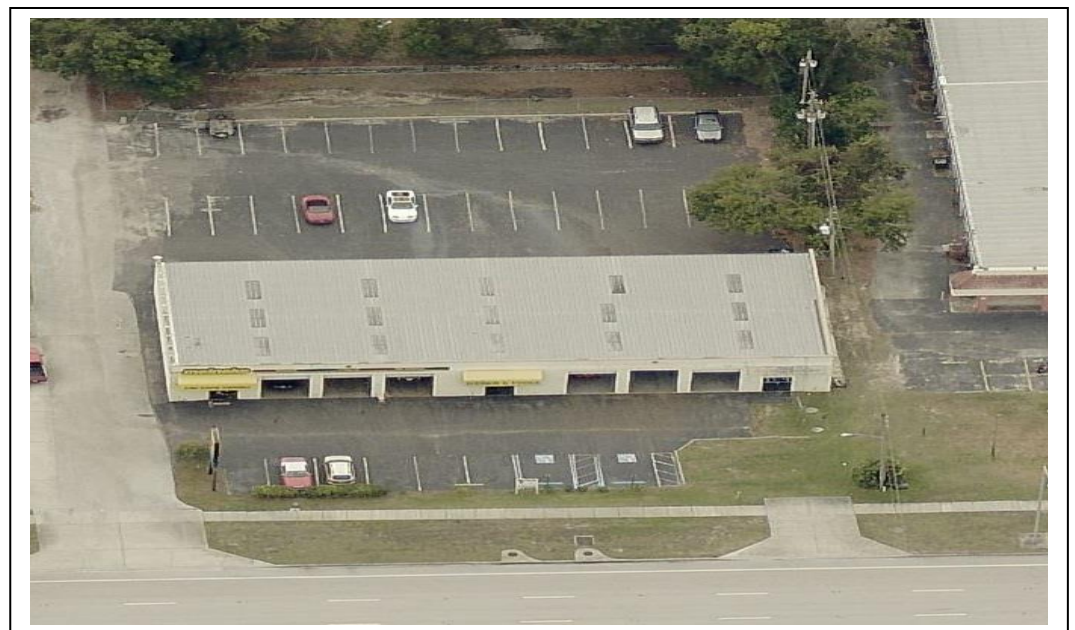
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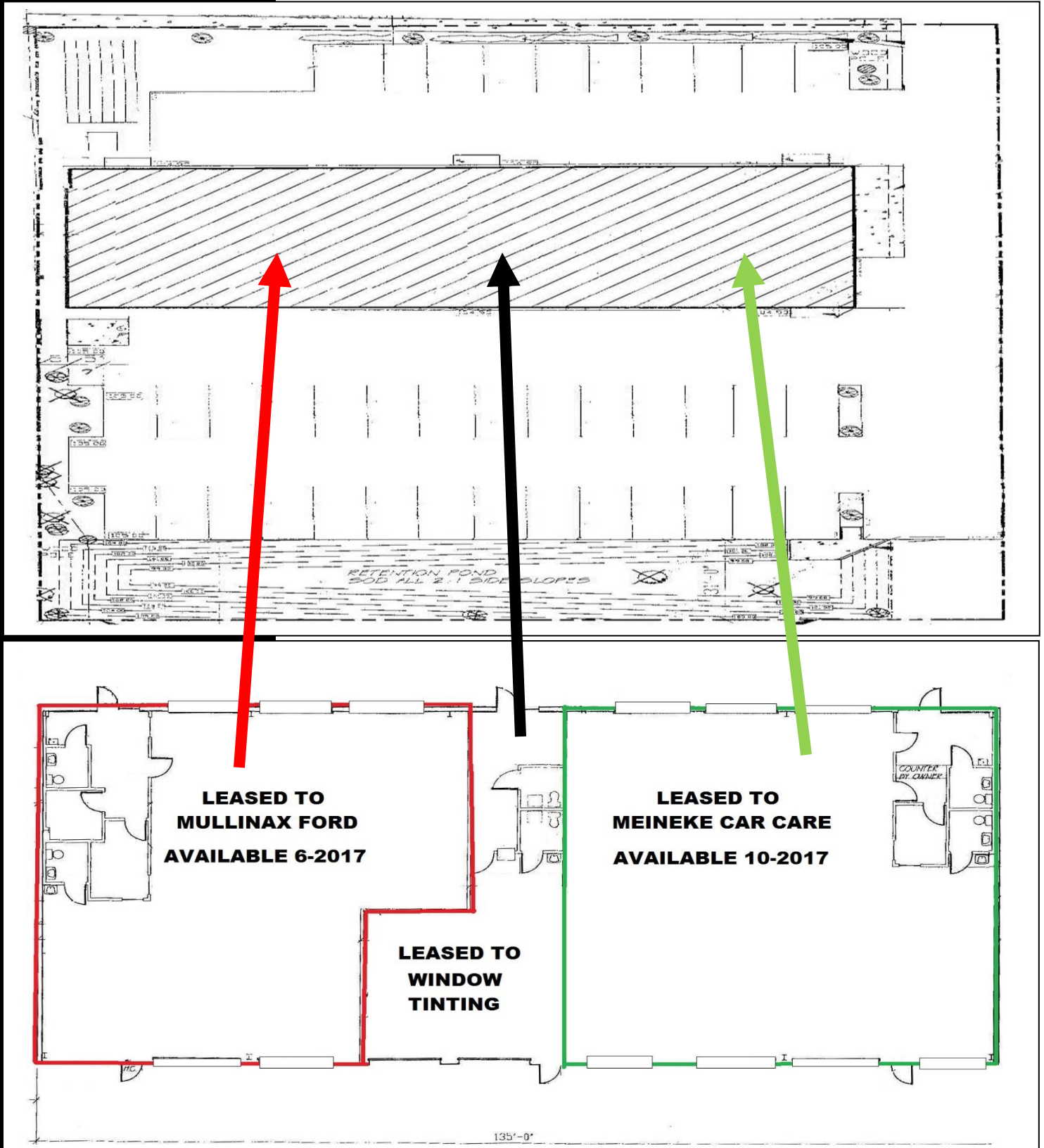
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