

**FOR
SALE**

**3700 S. ORANGE BLOSSOM
TRAIL
ORLANDO, FL 32839**



PROPERTY HIGHLIGHTS

- **Newly Renovated Ideal Investment Property**
- **New 10 Year NNN Lease with Renewal Options**
- **Annual Rent Increases**
- **Owner Only Responsible for Roof/AC/Structure**
- **National Auto Dealer Tenant with Multiple Locations**
- **55,354 SF C-3 Zoned Site**
- **60 Parking Spaces**
- **High Traffic Exposure with over 62,000 Cars per Day**
- **Surrounded by National Retail and Restaurants**
- **8% Cap Rate based on Net Annual Income**
- **Sales Price: \$3,000,000**

CONTACT

Tim Corder
407.492.0857 *mobile*
Tim@ResultsREPartners.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*

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.

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