

**FOR
SALE**

OFFICE BUILDING WITH AMPLE PARKING

2884 S. ORLANDO DRIVE SANFORD, FL 32771



CONTACT

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Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
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Lake Mary, Florida 32746

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www.ResultsREPartners.com

PROPERTY HIGHLIGHTS

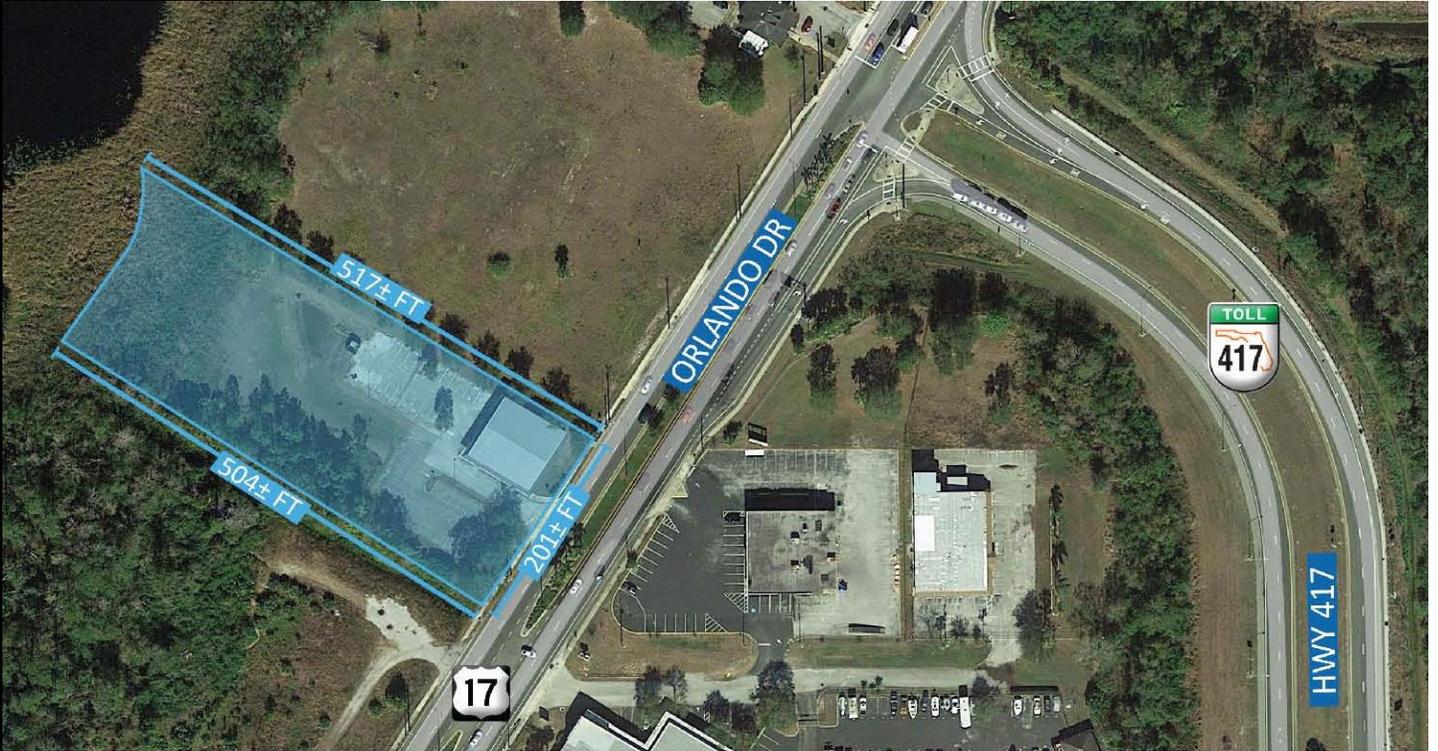
- 4,900 SF Split Face Block Office Building Built in 2003
- 2.29 Acre lakefront site zoned GC2 with 9.54/1000 parking ratio
- 201' of frontage on 17-92 and 500'+ deep site
- Over 30K VPD Traffic Count on HW 17-92
- Could easily develop another building on site (See site plan on page 3)
- Nice Office Buildout with updated finishes (Floor plan on page 3)
- **Located in the Opportunity Zone which offers Major Tax Incentives**
- Located on HW 17-92 near the 417 exit ramp and by Airport Blvd and Lake Mary Blvd.
- Up to 100% Financing Available (see broker for details)
- **Sales Price: \$950,000**

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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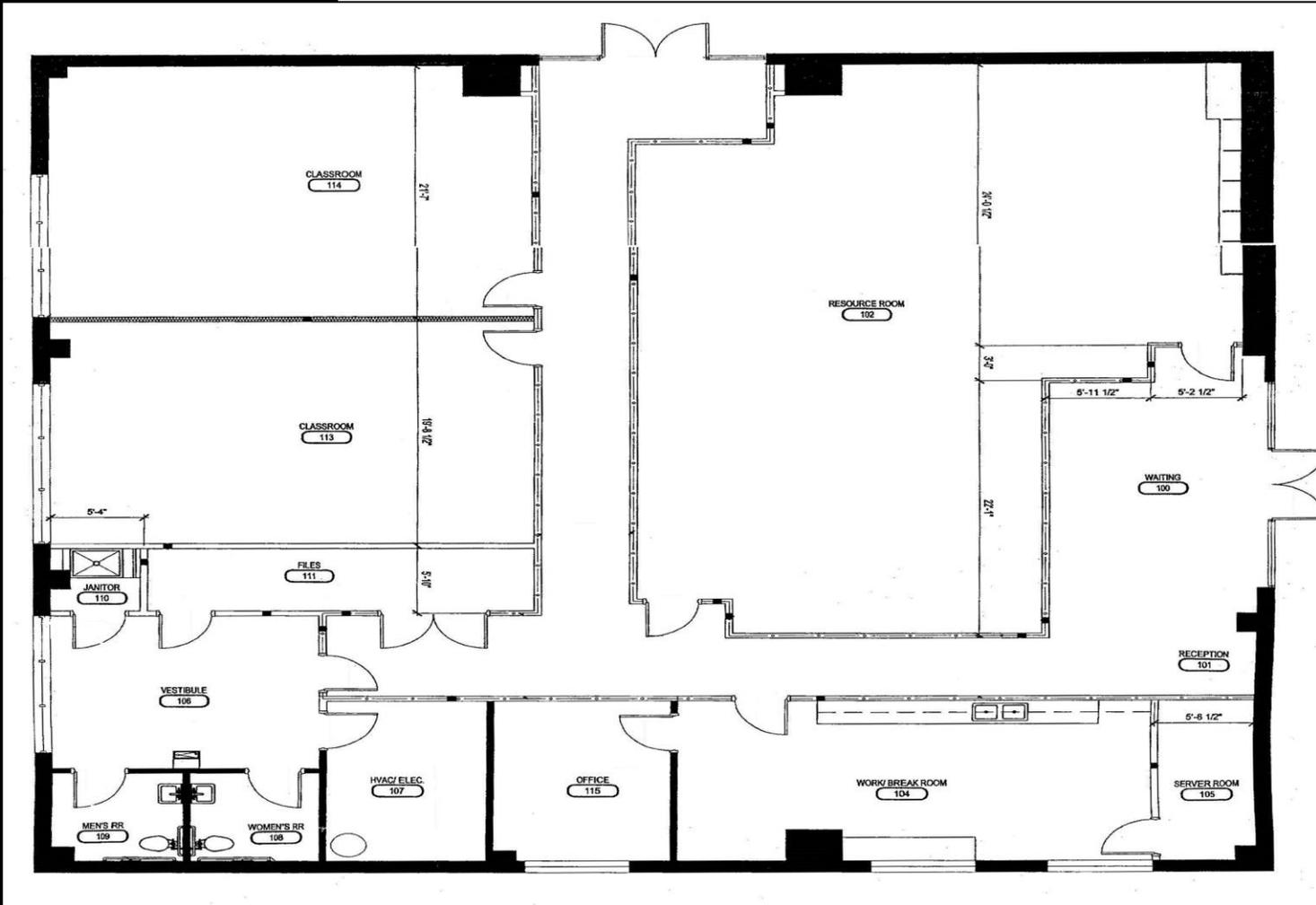


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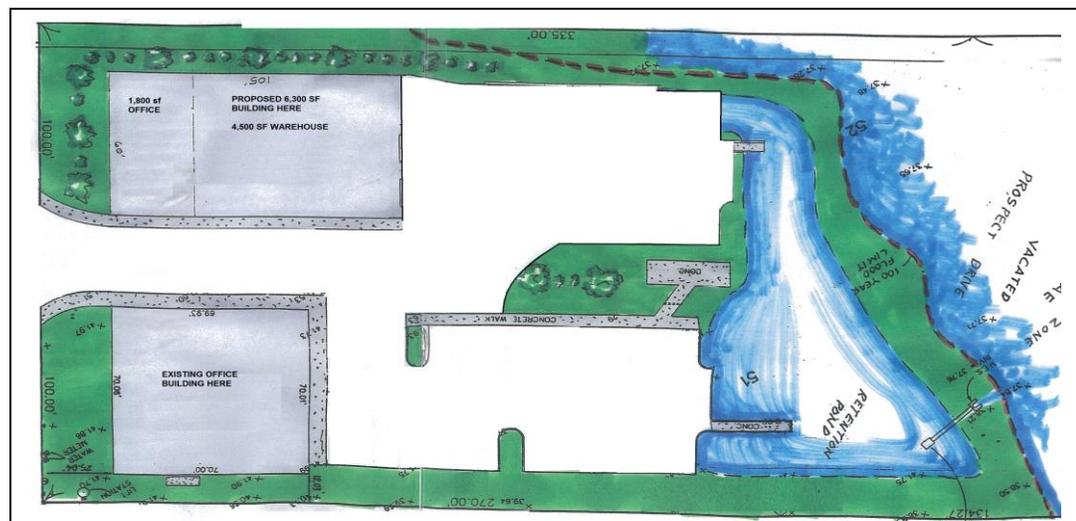
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Proposed New Site Plan with 6,300 SF Office/Warehouse Addition



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