

**FOR
SALE**

C-STORE/AUTO REPAIR/GAS STATION COMBO

**6303 S. ORANGE BLOSSOM TRAIL
ORLANDO, FL 32809**



PROPERTY HIGHLIGHTS

- **4,145 SF Snack Shop - Auto Repair Combo Gas Station**
- **1,658 leased to 3 bay auto repair shop can be leased for \$4500 a month with a purchase of the existing business for \$45K (see broker for details)**
- **31,402 SF zoned C-2 on the corner of OBT and Lancaster Rd**
- **57,300 VPD traffic count on OBT and 14,160 on Lancaster Road**
- **4 Multiple Product Dispensers with Double Wall Tanks, Line, and Canopy (Tank details available upon request)**
- **2013 Phase 1 available upon request**
- **Existing coolers and restaurant hood systems in place**
- **Great building and Pylon Signage Available**
- **Up to 100% financing available (see broker for details)**
- **Sales Price: \$1,650,000**

CONTACT

Vincent F. Wolle, CCIM, SIOR
407.448.1823 mobile
VWolle@ResultsREPartners.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

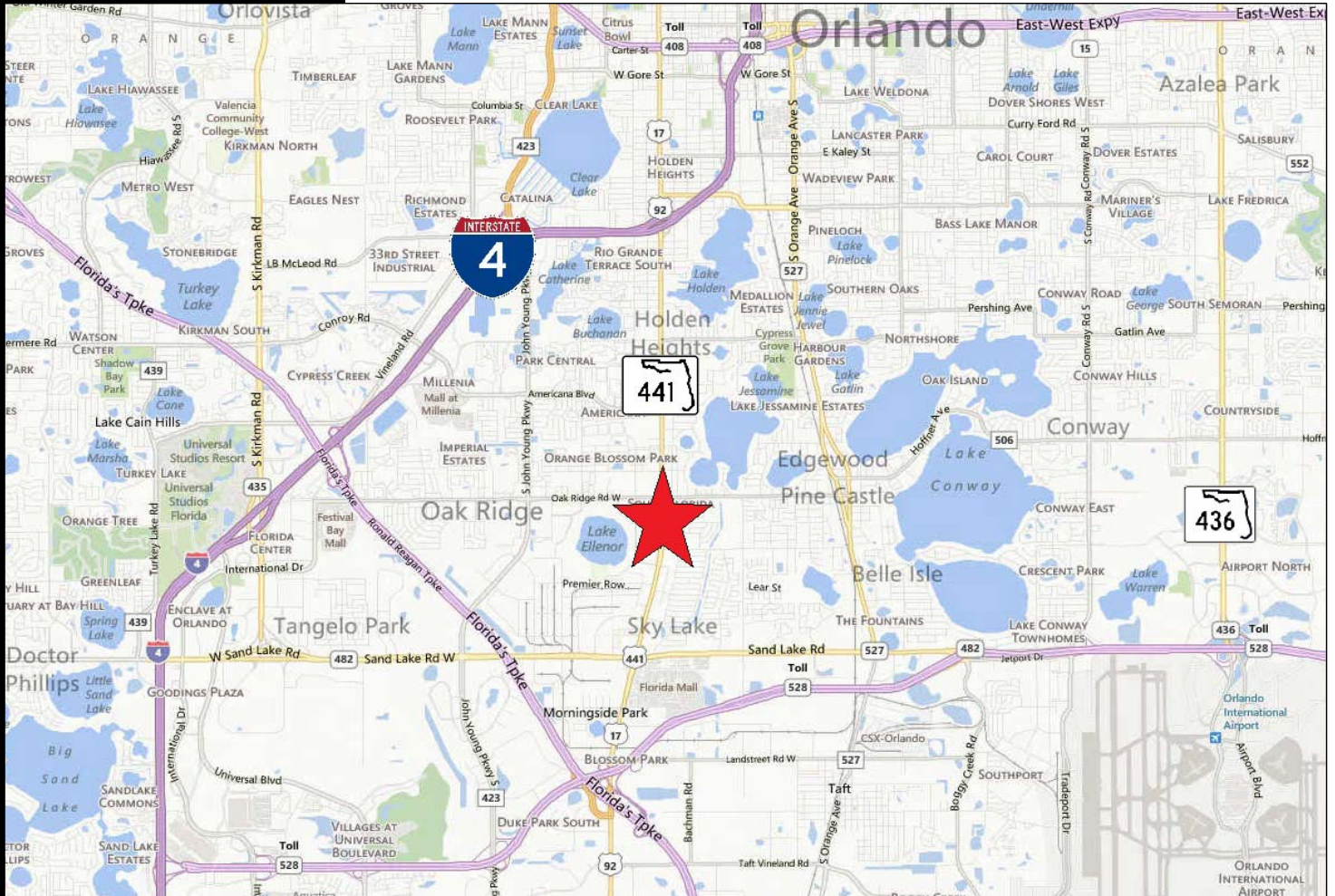
407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

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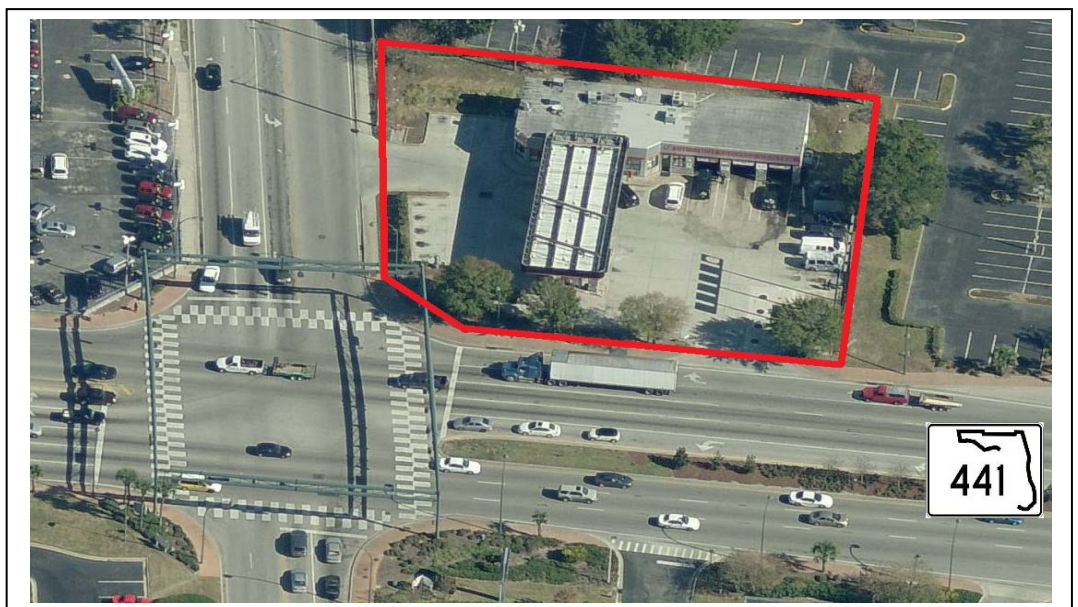
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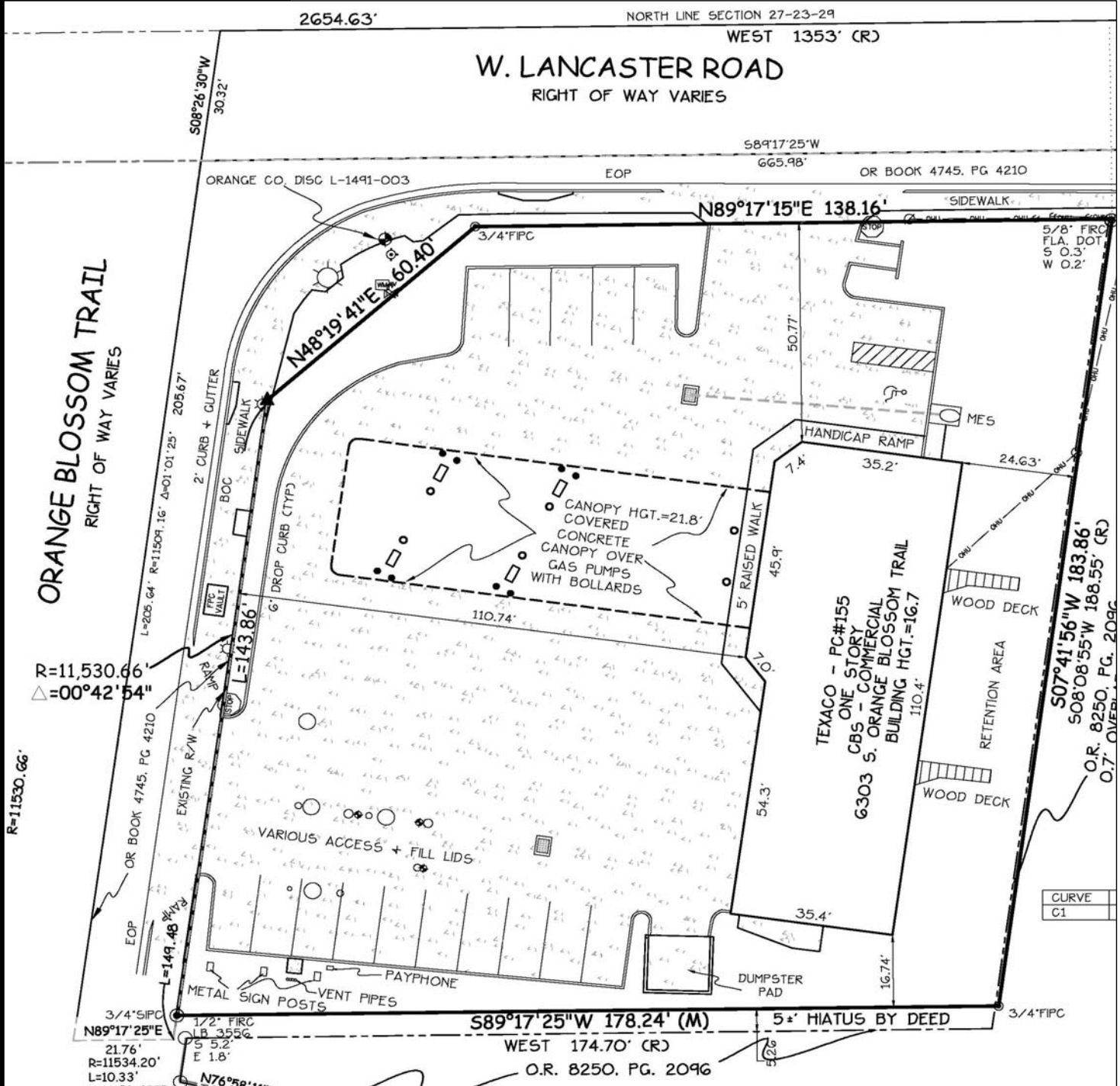


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