

**CONFIDENTIAL
LISTING**

**2605 PARK DRIVE
SANFORD, FL 32771**

INVESTMENT PROPERTY FOR SALE



**PLEASE DO NOT
DISTURB TENANT**

***CONTACT BROKER
FOR SHOWINGS***

C O N T A C T

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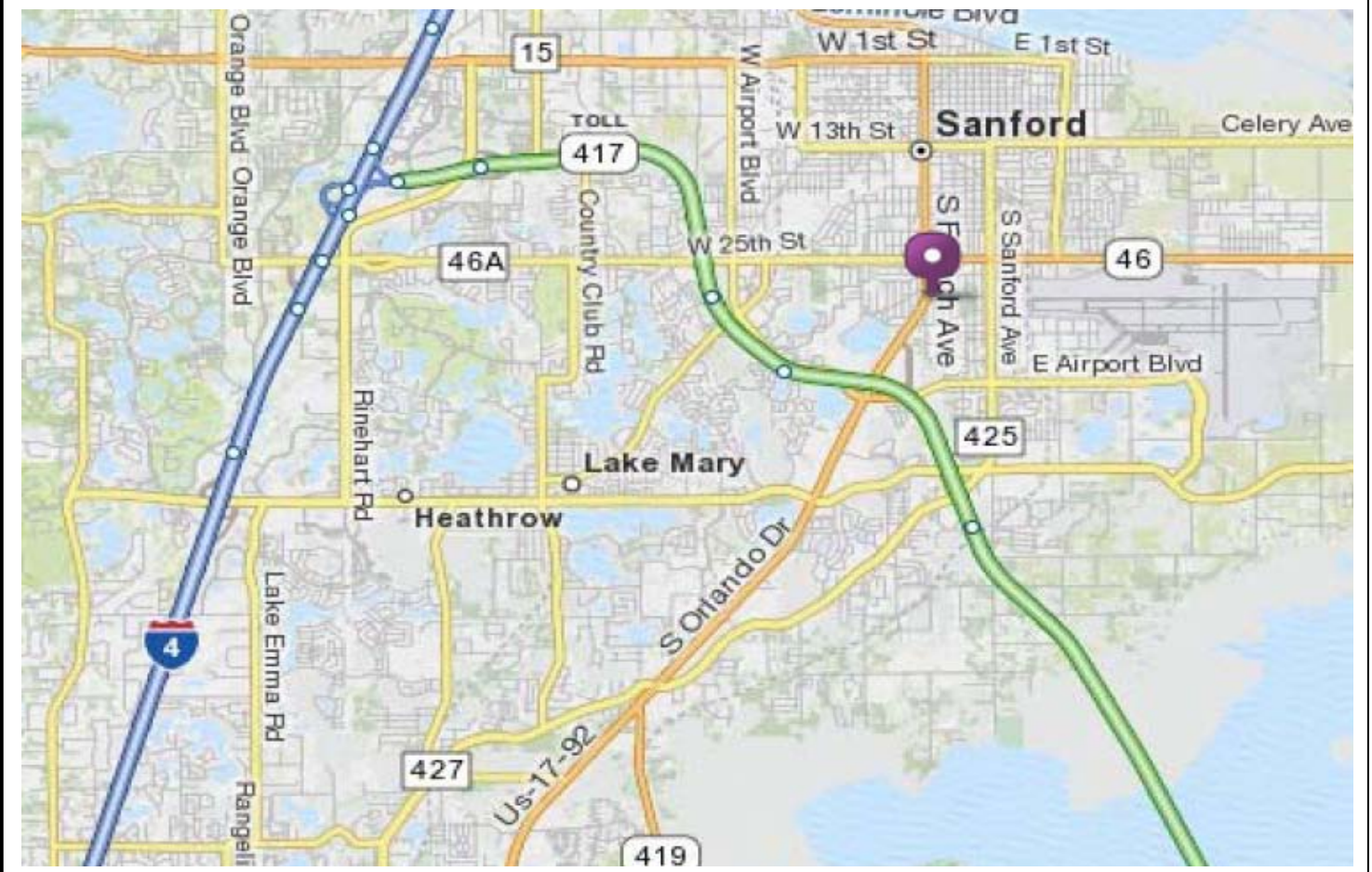
PROPERTY HIGHLIGHTS

- **2,390 SF commercial building with major renovations in 2011**
- **9,784 SF Lot zoned commercial**
- **Near SR 46, 417, Lake Mary Blvd and 427 on HW 17-92 (Park Dr.)**
- **Existing Lease expires November 2011 (call broker for details)**
- **Lease with a bar that expires April 2016**
- **Current tenant pays \$2,800 a month plus utilities and property tax**
- **Current NOI is \$32,000**
- **Potential Owner Financing with 50% Down**
- **Sale Price: \$350,000 or 9% CAP Rate**

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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