

**FOR
SALE**

**3240-3248 W. COLONIAL DRIVE
ORLANDO, FL 32808**

OWNER-USER/ INVESTMENT PROPERTY



PROPERTY HIGHLIGHTS

- (2) Buildings totaling 10,189 SF 50% leased
- Great Owner User Opportunity with income to offset the new debt
- **3240:** Available @ \$6500 NNN, 5,189 SF and is 100% AC Space. Space was a former restaurant with impact fee credits available.
- **3248:** Rented to Low Price Auto Glass and is a 5,000 SF warehouse built in 2004 with 300 SF of office space. Tenant has locations all over the United States and has renewed this lease 3 times.
- 1.03 acres zoned AC-2 (200' x 225' lot with ample parking spaces)
- Dual curb cut access points on both the east and west side of the site
- Large pole sign and great building signage
- Up to 100% financing Available (see broker for details)
- \$51,000+ of income from 3248 Tenant which will service 60% of the new proposed debt at 100% financing.
- **Sale Price: \$1,150,000**

CONTACT

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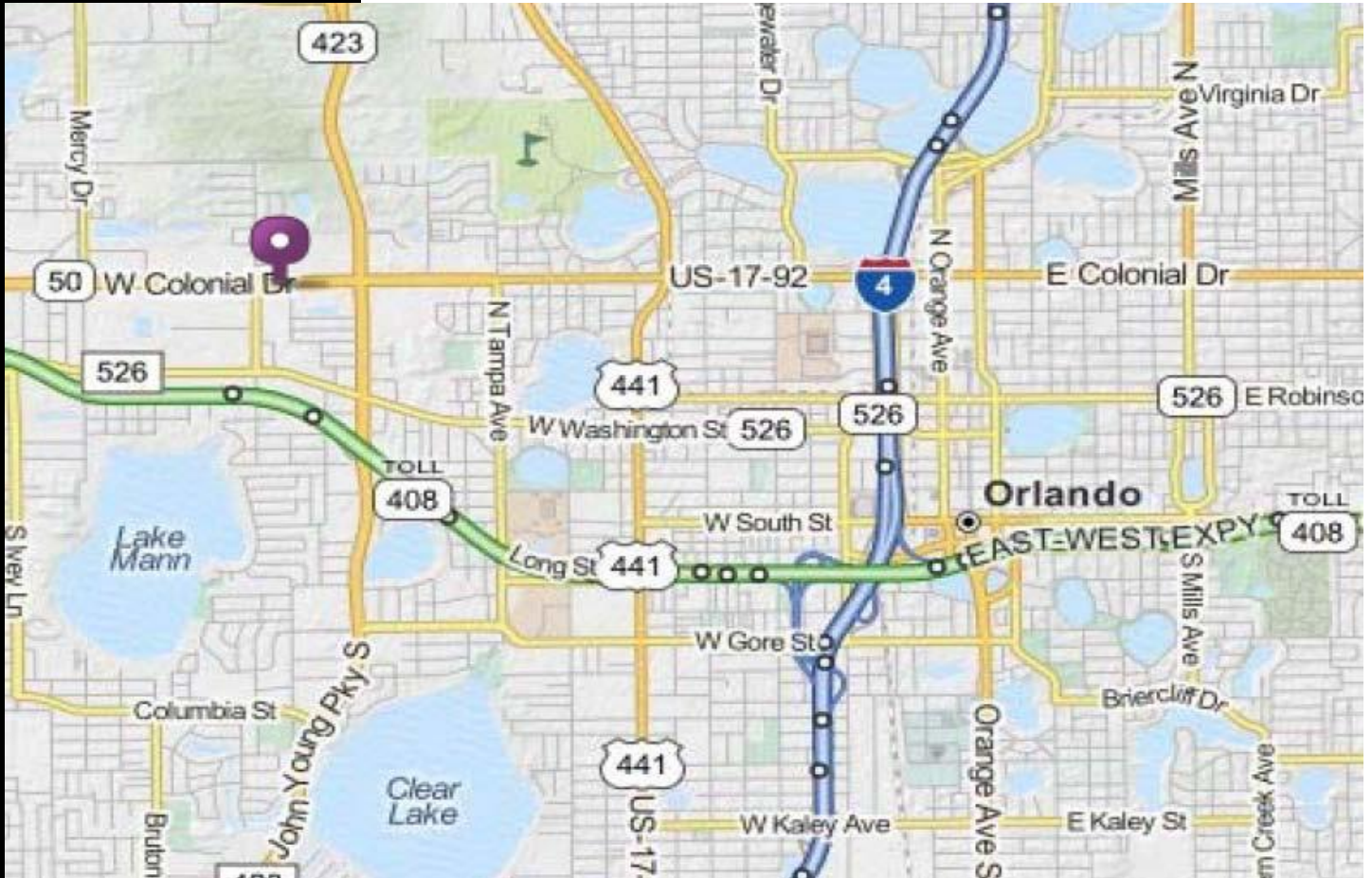
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