

# FOR SALE OR LEASE

MIXED USE COMMERCIAL PROPERTY

## 46 N. ORANGE BLOSSOM TRAIL

ORLANDO, FL 32805



### PROPERTY FEATURES

- (4) Building Mixed Use Property Totaling ± 13,929 SF
- 39,124 SF Lot , Zoned MU-1
- 5,500 SF Leased on a long term at \$5500 NNN
- Signaled Intersection Location at Washington St and North Orange Blossom Trail (HW 441)
- Currently a 2 Tenant Property
- Ample Shared Parking Lot
- 318' OBT Frontage/125' Washington St. Frontage
- Close to I-4, HW 50, & 408 (East West Expressway)
- Owner will amortize improvements for credit tenant
- In the path of future growth
- Located in the CRA
- Potential Owner Financing
- **8,429 SF Available at \$12.00 NNN (Hard Corner)**
- **Sale Price: \$1,200,000 "AS-IS"**

### CONTACT

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**Results Real Estate Partners, LLC**

*Licensed Commercial Real Estate Brokers*

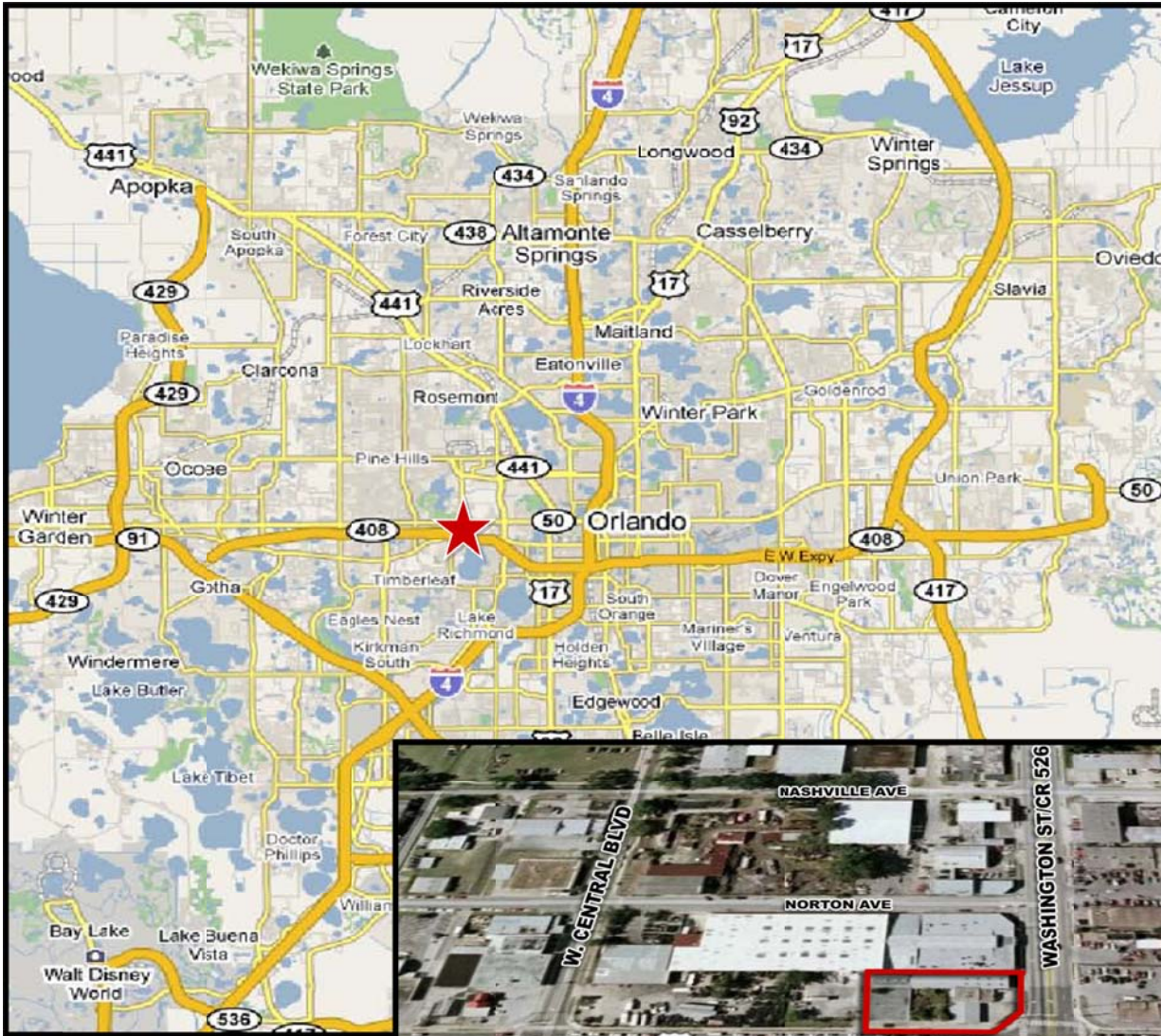
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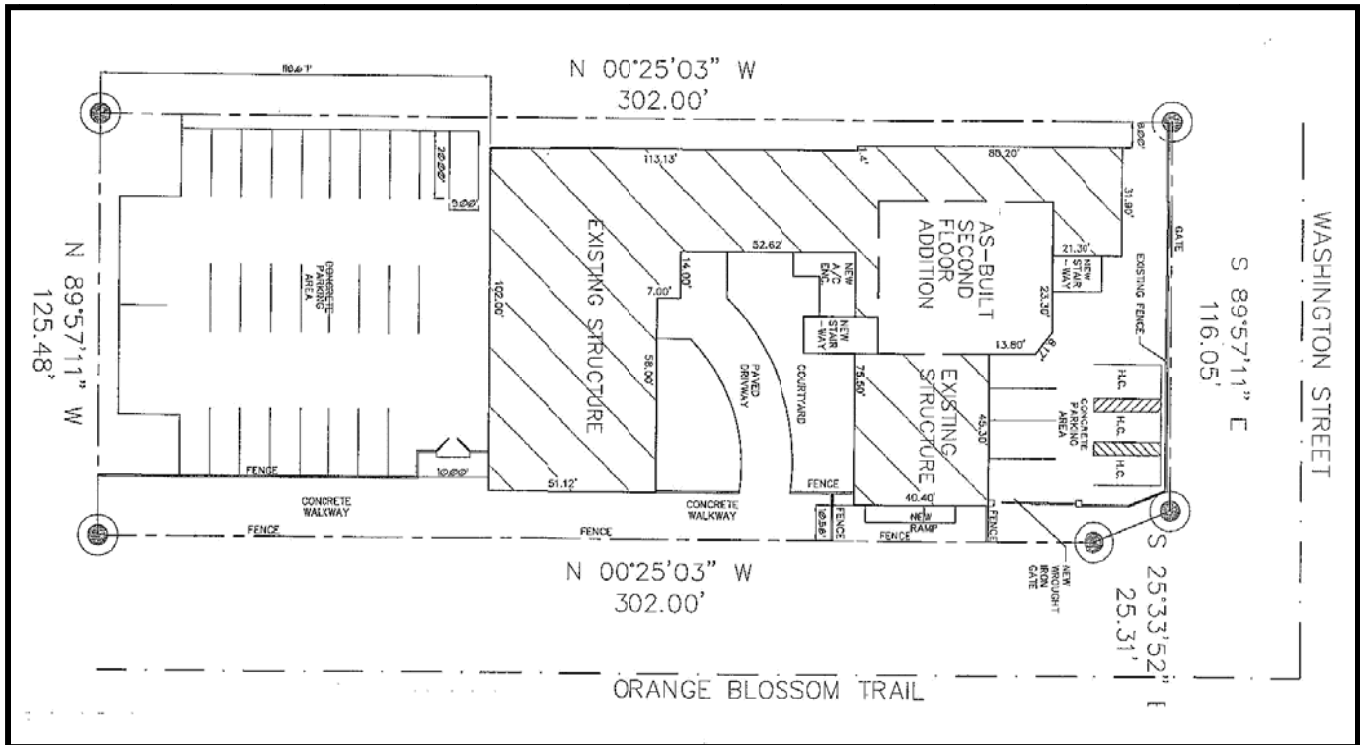
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