

FOR SALE

15 YEAR NNN AUTOMOTIVE INVESTMENT OPPORTUNITY

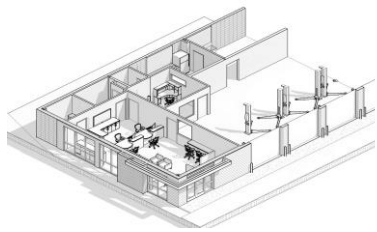
4797 S. SEMORAN BLVD ORLANDO, FL



PROPERTY HIGHLIGHTS

- 4,995 SF Commercial Building built in 1998 and Renovated in 2016
- 15 Year Base Term Lease with 3% annual increases (current NOI of \$93,600)
- \$250,000 of Building Upgrades in 2016
- 7 Grade Level Doors with Ample Outside Storage
- Concrete Block Construction with 900 SF Showroom Area
- .80 Acre Commercial Site zoned AC-1 (23 Parking spaces)
- Explosive Retail Area close to Hoffner Ave, Curry Ford Rd, 528, 408 and Close to Orlando International Airport with great exposure on Semoran Blvd
- 53,500 VPD on Semoran Blvd at the site
- Great Building and Pylon Signage, New AC, and Tenant Covers Roof
- In-House Financing Available (see broker for details)
- **Sale Price: \$1,560,000 (6% 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.



CONTACT

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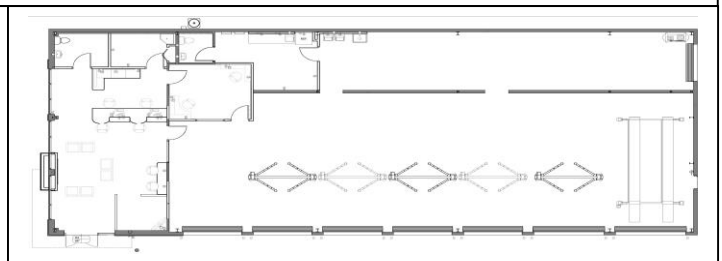
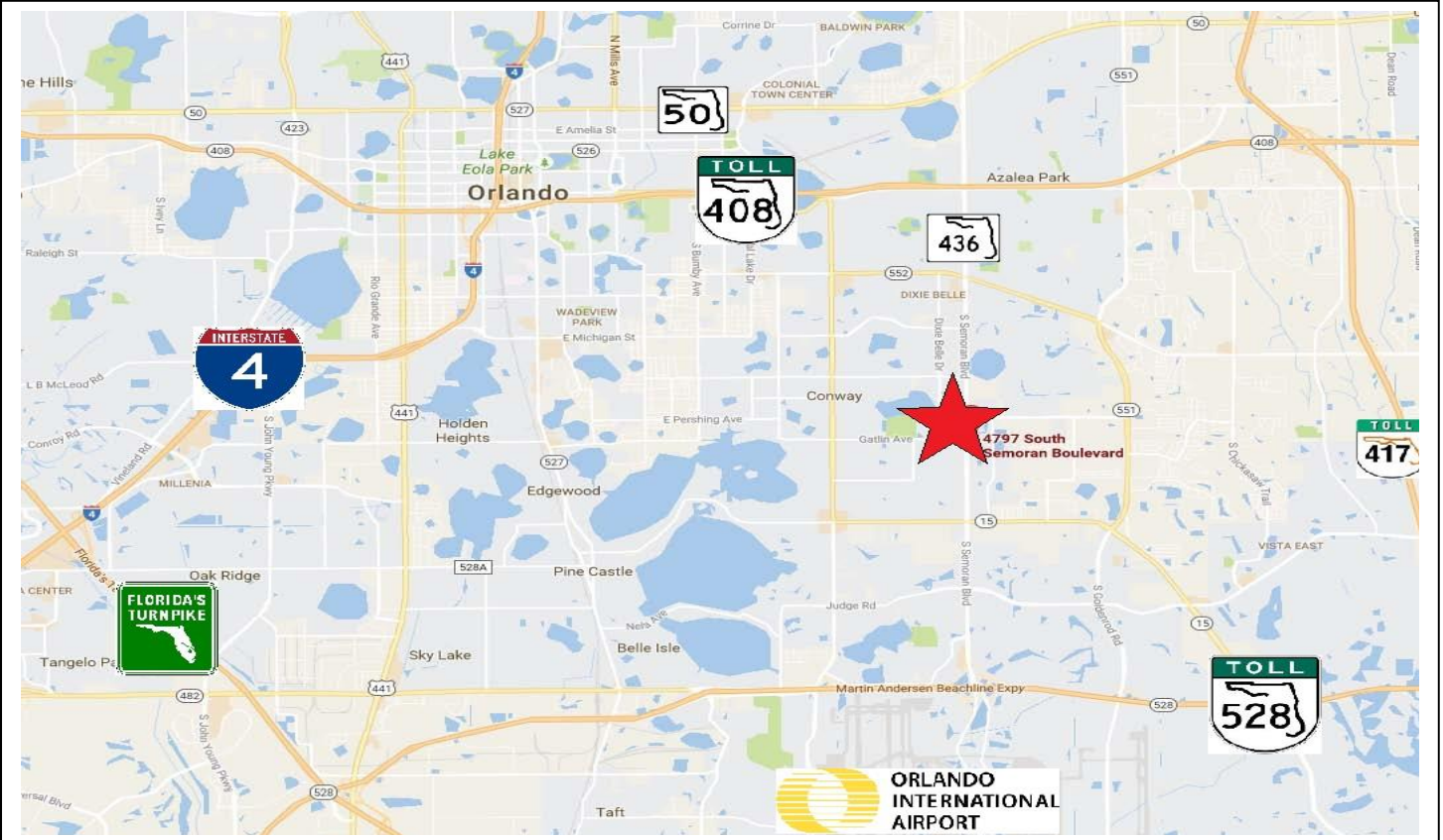
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