# FOR Sale

# 600 PALM SPRINGS DRIVE Altamonte Springs, FL 32701

#### **FREESTANDING OFFICE BUILDING**





#### PROPERTY HIGHLIGHTS

- 1,971 SF Freestanding Office Building
  - .35 Acre of Land Zoned for Office Use
- Corner of Osceola St and Palm Springs Drive with Great Signage on Palm Springs Drive
- Ample Parking with a 5/1000 Parking Ratio
- Reception Area, (5) Offices, Kitchen Area, Reception Area and 3 bathrooms
- Great Medical Conversion, Own for Less than Renting
- Located Behind the Altamonte Mall close to I-4, 436, 434, and 427 in an Explosive Trade Area
- 100% Financing Available (see broker for details)
- Sales Price:

\$299,995

www.ResultsREPartners.com

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

Vincent F. Wolle, CCIM, SIOR 407.448.1823 *mobile* CREManager@Gmail.com

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

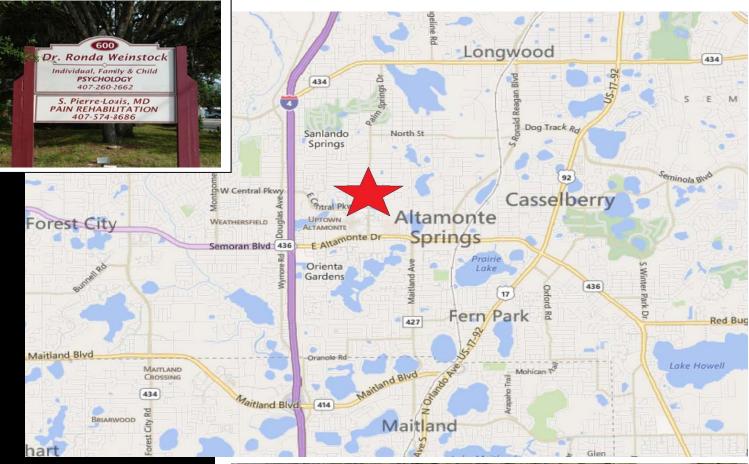
> 407.647.0200 *main* 407.647.0205 *fax*

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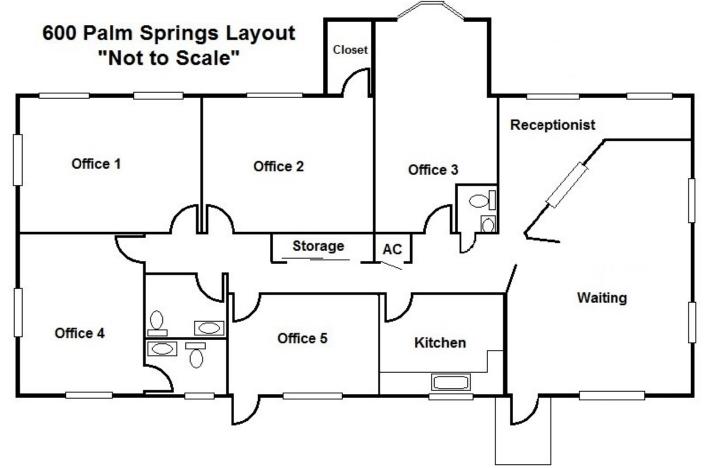


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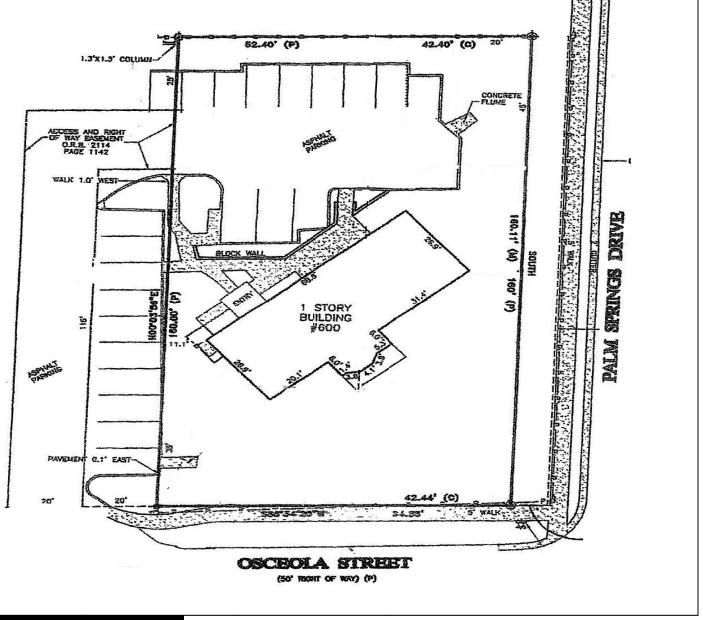


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#### **In-House Financing Available**

- 90% Financing over 25 years with rates starting at 3.95%
- 100% Financing offered by Certus Bank as follows:
- \$295K Loan at 5.0% interest with ZERO Down
- Monthly Payment of \$1,754 or \$10.68 PSF
- Own for less than renting with ZERO down.

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## Professional Office Building

600 Palm SpringsDr Altamonte SpringsFL 32701



04-21-2015

# **UP TO 100% FINANCING AVAILABLE**

SBA 7(a) FINANCING SCENARIO	
Purchase Price	\$ 300,000.00
Down Payment ( %)	\$ 0.00
Loan Amount (100 %)	\$ 300,000.00
Term of Loan in Years (fully amortizing)	25 years
Interest Rate*	5.00%
Monthly Loan Payment	\$ 1,754
Processing Time	2 weeks
Balloon Payment	None
Pre-payment Penalty	3 Year (5%, 3%, 1%)
Lender Points	Zero

Note: Estimated Closing Costs/Fees will include SBA Guarantee Fee, Lender packaging fee, Environmental, Appraisal, Title Insurance, and Other Std Costs. Financing may be available for these items. Please call for additional information.

COST PER SQUARE FOOT CALCULATION	
Total Square Footage	1,971
Cost for principal and interest per sq.ft.	\$ 10.68
Other (if any):	
Current lease rate per sq. ft.	\$ 12.00

CONTACT

#### BUILDING OFFERED BY Vince Wolle Results Real Estate Partners, LLCI

cremanager@gmail.com 407.647.0200 FINANCING AVAILABLE Lynne Singletary 321.972.8840 LynneSingletary@CertusBank.com



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