For Sale or Lease

CAR LOT WITH SERVICE

CAR DEALER ROW 4200 W. Colonial Drive Orlando, FL





PROPERTY HIGHLIGHTS

- (2) Properties: 4200 W. Colonial Dr. & 640 Irene Street Orlando, FL
- Car lot on W. Colonial that can support up to 80 Vehicles+
- Located on Car Dealer Row with Great Exposure and Signage
- Corner Lot: 29,167 SF of C-3 Zoned Land (.67 Acre)
- 4200 Colonial has a 2,000 SF office that is designed to have multiple suites with separate doors for mini suite configuration
- 640 Irene Street has a 2,320 SF 3 bay shop and a 880 SF car port for service
- Easy Access to I-4, 408, John Young, Kirkman Rd, on W. Colonial
- Up to 100% Financing Available (see broker for details)

Lease Rate:

\$10,500 Modified Gross

Sales Price:

\$1,250,000

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*

www.ResultsREPartners.com

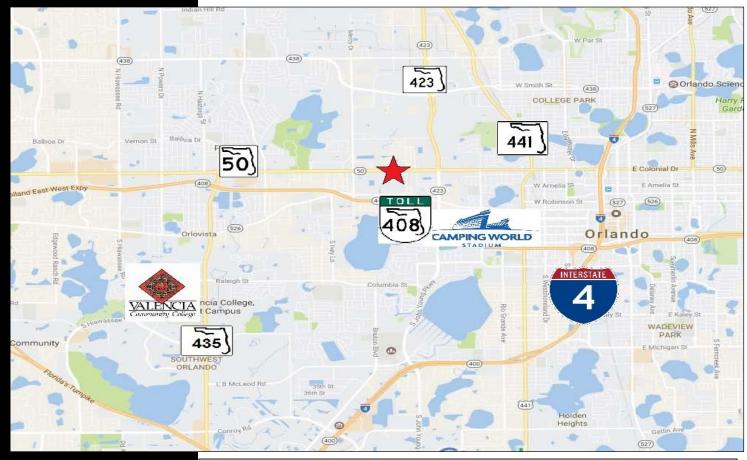
This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.



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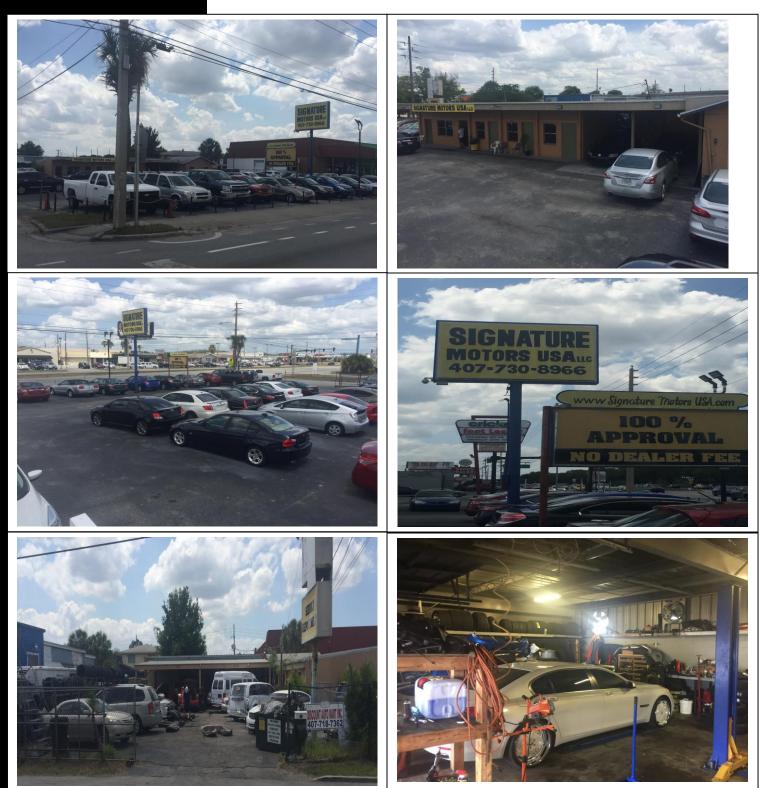
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MAP OF SURVEY DESCRIPTION LOTS 1, 2, 3, 4 (LESS STATE ROAD 50 ON THE NORTH AND LESS EAST 5 FEET FOR ROAD RIGHT-OF-WAY) & ALL OF 5, WEST ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK N, PAGE 33, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. ¢. W. COLONIAL DRIVE (FIELD) COUNTY ROAD (PER PLAT) (25' HALF R/W) N 140 LESS THE EAST 5' OF LOT 1 NOT INCLUDED X 4" CM ESS STATE ROAD 30 NOT INCLUDED 19 1:31 • CURB & CUTTER SET N&D N.S FND. RAILROAD 140.00' D & 14 100 M OHE LOT 68 THE REMAINDER OF LOT 1 പ്പ 308' DESC 308.08' MEAS LP, POST (TYP CURB 0.3 3 13 NOS. H 40. 24. U ž CONC. CURB SIGN L CLP. 1.9 CONC. 50 LOT 67 ASPHALT LESS S THE EAST 5 DF LOT 2 INCLUDED 20 NOT CURB 6 6' CLF. CONC. 140 LESS THE EAST 5' OF LOT 3 NOT INCLUDED PLAT) THE REMAINDER 02 126.9 DESC MEAS ISPHALT (PER ŝ 99 MEA 205' D DESC RENE STREET (FIELD) 5 FAIRVILLA ROAD (60' R/W) 10 13 LESS THE EAST 5' OF LOT 4 NOT INCLUDED THE REM **Billo** F/F CONC 20.9 CONC 1 STORY BLOCK BUILDING LOT 65 50.2 OF LOT 5.00 1 STORY ADDRESS BLOCK #4200 COV D. -0.5 D & M 17.4 0.57 50. HE -176 SIGN VEA PLAT ASPHALT 06 Cas METAL 52.07 MERC COV D. S 68.3 18.5 CONC 20 89'57'04° LOT 64 S e CL 89'38'25" 1.0' MEAS 5.7 0.5 22.4 6' CLF 2.2' -# 145' PLAT 145.23' M 0.9 105 FND. 5/ LS 525: 0.41' S. 0.18' E. 붌 FND. ND. N&D LB 6917 0.61' S. 0.38' E. LOT 63 MEAS LOT 6 OCN-33-LOTS1-4 NOTE UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN BOUNDARY SURVEY CERTIFIED TO: AINSLEY G. BLAIR & NORMA WAITE BLAIR; FIDELITY NATIONAL TITLE INSURANCE COMPANY; FIDELITY BANK OF FLORIDA, ILE INSURANCE - MOR ROOT - MOR ROOT - LICENSE BUSINESS ILEM FOLFO - MICH, SHED - MICH, SHED - WERKEN ELECTRICAL - POWER OF BEGINNING - POWER OF ECOMMENT - POWER OF COMMENT - P SUPREME FLORIDA N. A. TITLE BACK OF CURB LEGEND CLA ACCOBA PRO PRO CALCULATE CENTERLINE CENTRAL ANCLE CENTRAL ANCLE CONCRETE BLOCK CONCRETE BLOCK CONCRETE MONUM CONCRETE PAD CONCRETE PAD REVISED CERTIFICATION 5-21-08 A. R -A. R. $\sum CAL \in J' = 30'$ DRAWN BY: A. R.THIS BUILDING/LOT IS IN FLOOD ZONE X, BASED ON FLOOD RISURANCE RATE MAP, NO.120179 0245 E, 07ANGE COUNTY, FLORIDA. M.A.P.BLOCK WALL MONUMENT PAD WALKWAY Surveying, Inc. Land - CONCRET - CONCRET - COVERED - DESCRIP - DESCRIP - DRIMEWAY - DRAINAGE - EASEMENT - EASEMENT NE OF BEGINNING OF COMMENCED OF CURVATURE POLE & MEASURED BEARING STRUCTURE BASED DN: THE SOUTH RIGHT DF WAY LINE DF V. COLDNIAL DRIVE POINT OF BEGINNEN POINT OF COMMENT POINT OF COMMENT POWER POLE PLAT & MEASURED RIGHT OF WAY TYPICAL UTILITY EASEMENT - UTILITY EASE - WOOD FENCE TON 4515 Curry Ford Rd. Suite C Orlando Fl. 32812 PH. 407 896 4557 FAX 407 896 4874 EASEMENT Andrew Perry, P.S.M. Andrew Perry, P.S.M. Professional Surveyor & Mopper Not VALO WINDOW Resolution And In Seal of this Florida Licensed Surface and A - EASEMENT - EDGE OF PAVEMENT - FINISHED FLOOR ELEVATION - FOUND - IRON PIPE GUY WIRE ANCHOR 111111 R R/W TYP UB WF #5124 -Mail Maplandsur @cfl.rr.com LR #708