

**FOR  
SALE**

**RETAIL/SERVICE FACILITY  
WITH OUTSIDE STORAGE**

821 N. HW 17-92  
WINTER SPRINGS, FL 32708



**CONTACT**

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**PROPERTY HIGHLIGHTS**

- 7,200 SF Pawn Shop Building built in 1975 with a New Roof in 2014
- .70 Acre Lot Zoned C-2 (100' of frontage and 287' deep)
- 1/3 Showroom, 2/3 Warehouse with 16' Clear Height & Car Port Area
- Fenced in Rear Outside Storage, 3 Large Grade Level Overhead Doors
- Located near SR 434, CR 427, Lake Mary Blvd, SR 436 and I-4
- Curb Cut access in front of the property with 56,000 VPD on HW 17-92
- Large Pole Sign, Video Surveillance, and Good Parking
- Showroom/Warehouse with Retail Exposure
- In-House Financing Available (see broker for details)
- Demographics Available Upon request
- **Sales Price: \$1,750,000**

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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