

**Owner/User Opportunity with Short-Term Income**



**Altamonte Springs Medical Office Building**

Address	104 Marcia Drive Altamonte Springs, FL 32714
Building SF	±1,604 sf
Year built	1960/1985
Land	±0.28 ac
Zoning	Residential professional, Un-incorporated Seminole County
Parking	6 surface spaces
Utilities	Septic system with city water
Tenant info	Occupied until February 28, 2025
2022 Income	\$24,720 *Annual CPI increases
2022 Expenses	\$7,647



**Excellent SR 436 exposure**



**Abundance of shopping and restaurants close by**



**Minutes from AdventHealth Altamonte Springs Hospital**

**Asking Price:  
\$349,000 (\$217/sf)**

**Get more information**

**Gunner Leslie**

Associate  
407 440 6642  
gunner.leslie@avisonyoung.com

**Nathan Eissler, CCIM, SIOR**

Principal  
407 440 6658  
nathan.eissler@avisonyoung.com

avisonyoung.com



## Property Floorplan

1,604± sf



**Get more  
information**

**Gunner Leslie**

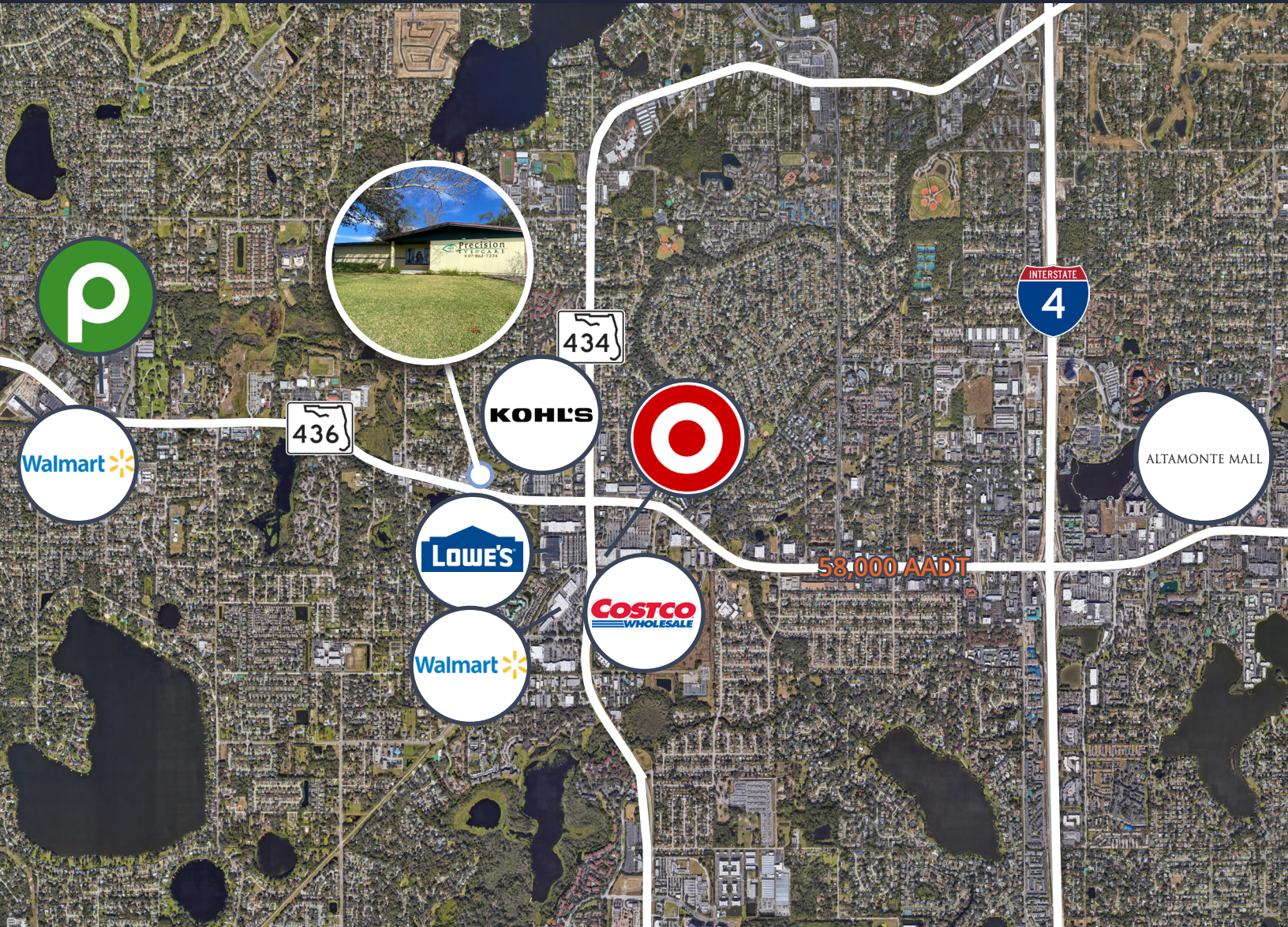
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[avisonyoung.com](http://avisonyoung.com)





## Demographic Profile (5 Miles)



**218,136**

Population



**87,226**

Households



**\$95,925**

Average HH income



**2.48**

Average HH size



**129,004**

Employees

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