

# West Seminole Professional Building

620 Maitland Avenue | Altamonte Springs, FL 32701



## Property Information

Address	620 Maitland Avenue Altamonte Springs, FL 32701
Folio number	24-21-29-504-0G00-0090
Building SF	±6,776 sf
Year built	1966/1990
Roof condition	Fair
Land	±0.79 ac
Zoning	MOR-1
Parking	42 surface spaces
2022 NOI	\$61,336

## Property Highlights

This asset offers investors a rare opportunity to acquire a fully occupied asset at below market rents. Four tenants paying base rent and utilities, separately metered. A small portion of the parcel is currently unused, providing an opportunity for additional parking or an attractive outdoor common area.

**Excellent Accessibility** - Located on Maitland Avenue, the property has quick access to major thoroughfares such as Interstate-4, U.S. 17-92, and S.R. 436. Altamonte Mall and Winter Park Village are under a 15 minute drive away providing an ideal location for office workers.

**Booming Metropolitan Area** - The Central Florida area is one of the fastest growing in the United States. This is primarily due to the ideal weather, lower cost of living and lower taxes. The explosive growth of the suburbs points to massive demand for new housing, observers anticipate that explosive growth will continue in the coming years.

**Asking Price: \$1,150,000 (\$170/SF)**

**For further  
information**

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**Nathan Eissler, CCIM, SIOR**  
Principal  
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## Income & expenses

200

Suite 630-632			Suite 626-628			Suite 622-24			Suite 620	
Change MFCR 12/31/2023			Acme Spine 12/31/2023			Farmers Insurance 10/31/2023			Eason Acc. 01/31/2023	
33	28	2	27	2	29	28	2	29	2	29
5	28	3	27	3	29	28	3	29	3	29
		30								5

2022 Rent Roll	
Tenant	Base rent
Change MFCR	\$1,870/month
Acme Spine	\$2,200/month
Farmers Insurance	\$2,150/month
Eason Accounting	\$900/month
<b>Total</b>	<b>\$85,440</b>

2022 Expenses	
Utilities	\$2,029
Yard Maintenance	\$1,500
A/C & Repairs	\$1,081
Management	\$4,409
Insurance	\$8,200
Taxes	\$6,885
<b>Total</b>	<b>\$24,104</b>

## Excess land opportunity



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## Property photos



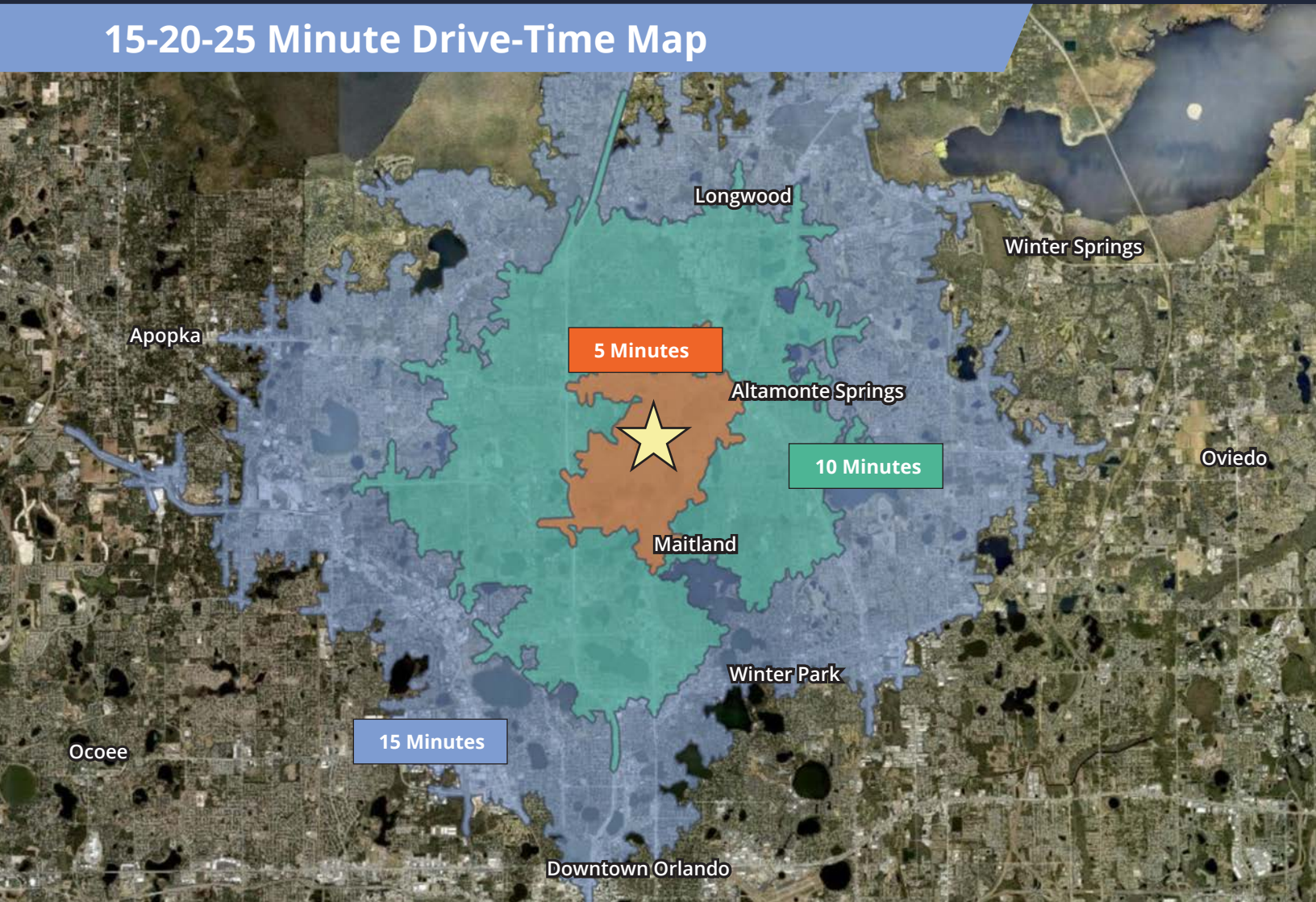
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## 15-20-25 Minute Drive-Time Map




### Drive Time Demographics (15 Minutes)

  
**344,587**  
Population

  
**144,743**  
Households

  
**\$100,604**  
Average HH income

  
**2.34**  
Average HH size

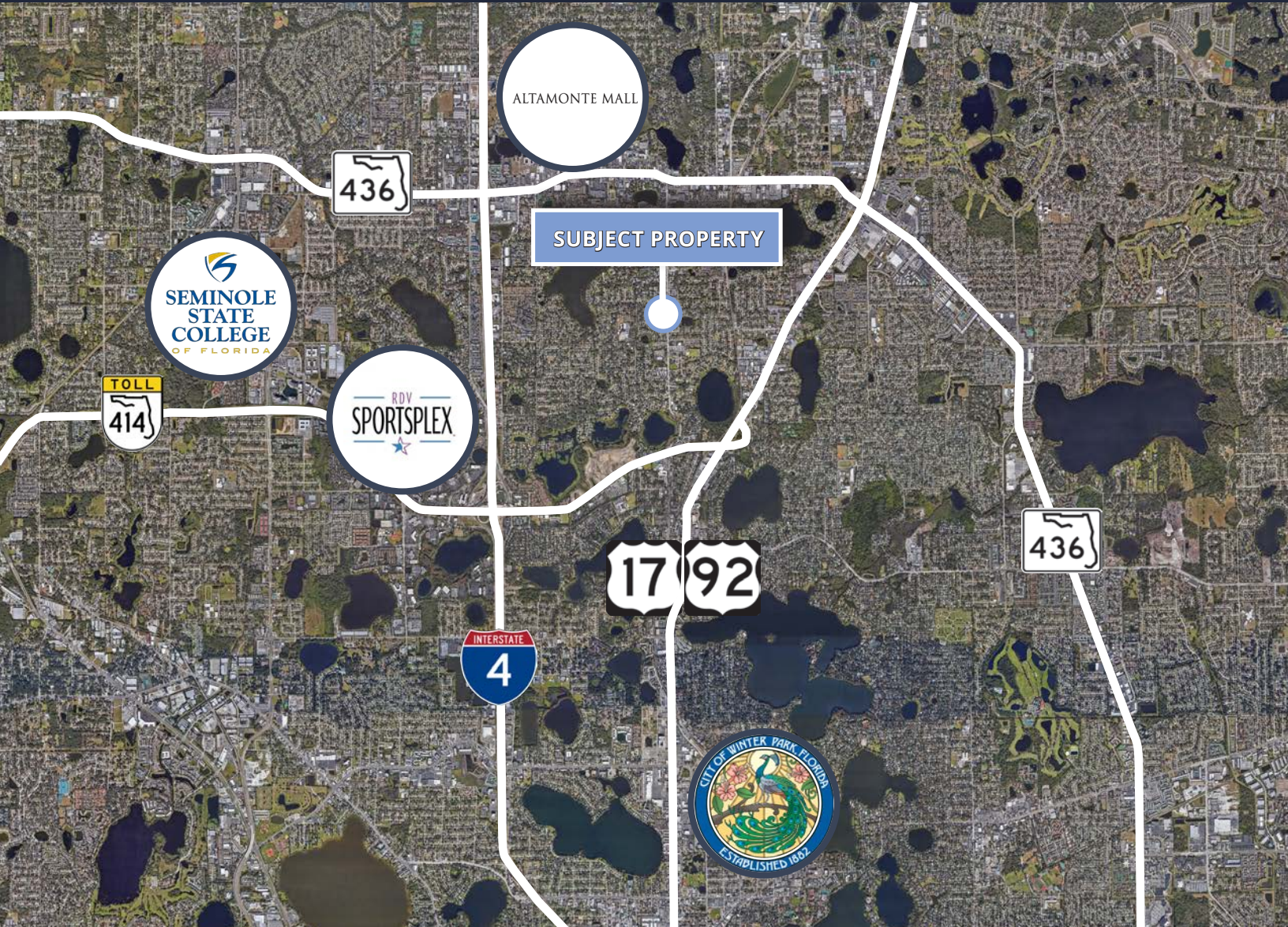
  
**250,136**  
Employees

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## Nearby Amenities (Within 5 miles)



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