

**RARE TO FIND FLEX OFFICE BUILDING
WITH HALF ACRE OF OUTDOOR STORAGE**

OFFICE/FLEX BUILDING FOR SALE

3725

CONWAY ROAD

ORLANDO, FL 32812



**INCLUDES
0.5 Acres
of Outdoor
Storage**

Samuel Gaslin
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

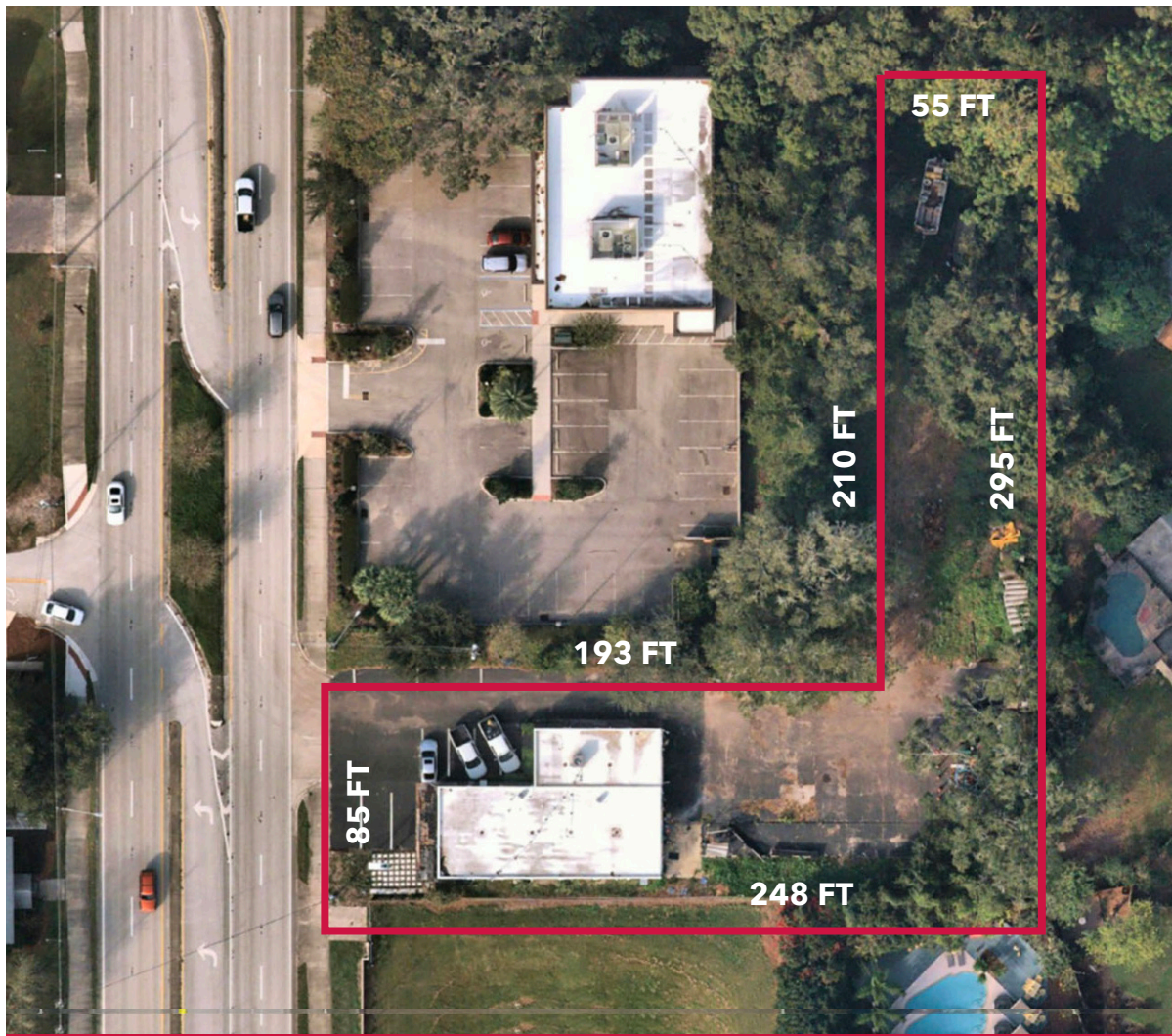
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1017 E. South Street | Orlando, FL 32801 | 321-281-8500 | lee-associates.com



RED HILL STUDIO

3725 CONWAY RD., ORLANDO, FL 32812



PROPERTY OVERVIEW

BUILDING SIZE:	± 3,568 SF
LAND SIZE:	0.74 AC
ZONING:	C-1
PROPERTY TYPE:	OFFICE FLEX
YEAR BUILT:	1962
SIGNAGE:	PYLON
SALE PRICE:	\$1,500,000

DEMOGRAPHICS:

112,860 Households in a 5-mile radius
281,022 Population Density in a 5-mile radius
\$75,294 Average Income in a 5-mile radius

PROPERTY SUMMARY

This Property is located in Belle Isle, one of Orlando's most affluent and dense residential areas. It sits on .75 Acres and features a .5 acre fenced in lot, air-conditioned warehouse space, abundant parking, easy access to the 408 & 528, and remodeled office space. The property also has been approved plans from the city to add an additional 5,000 sq. ft. of flex warehouse space. The building is perfect for service-related owner users who need outdoor storage/warehouse space/office space/ and easy access to the Orlando MSA. The zoning is C-1, so if you aren't a service-related user that's fine too, the zoning is a broad category that allows for many different uses making this property even more valuable.

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- .5 Acre of outdoor fenced yard
- 2 Roll-up doors with 1,581 sq. ft. of air conditioned warehouse
- 2,035 sq. ft. of office space
- Located in a high-density residential area.
- Easy access to the 528 & 408

PROPERTY AERIAL

0.74 ACRES

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PROPERTY ELEVATION | FRONT



PROPERTY ELEVATION | BACK



PARKING LOT | REAR



BACK LOT AERIAL

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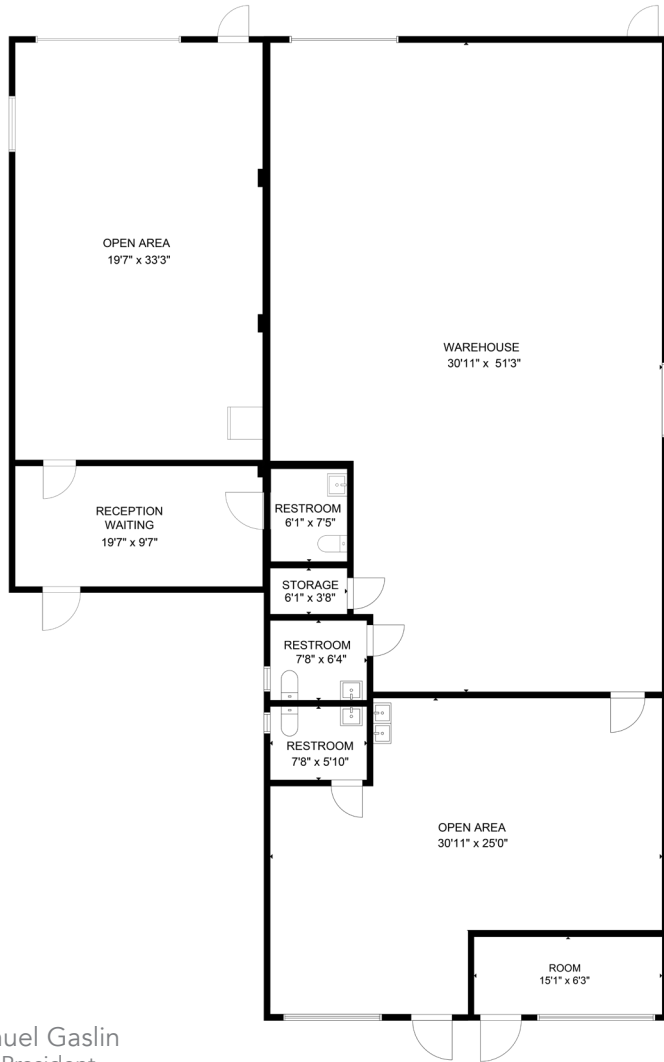
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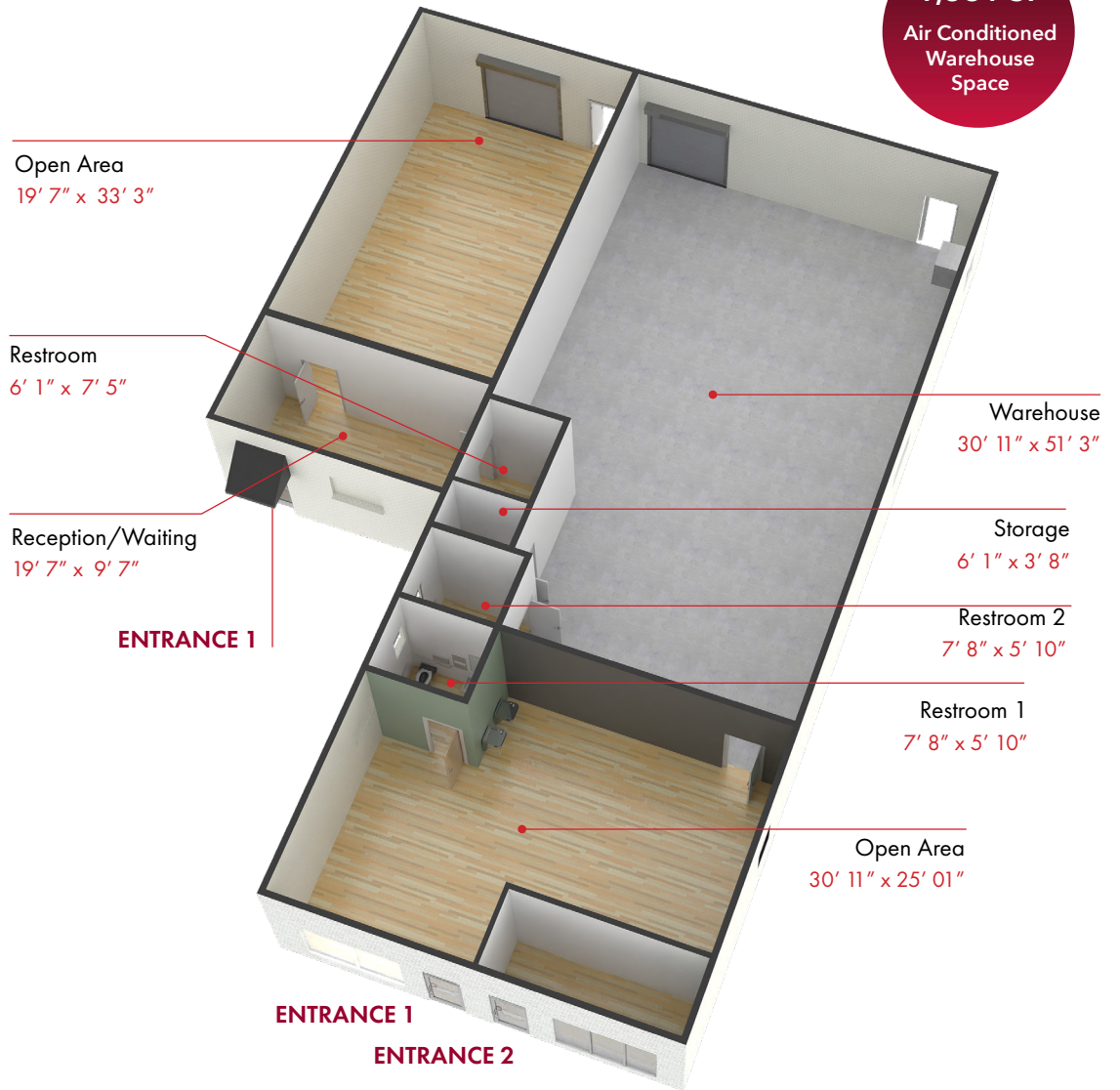
FLOOR PLAN | 3,568 SF



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1,581 SF
Air Conditioned
Warehouse
Space



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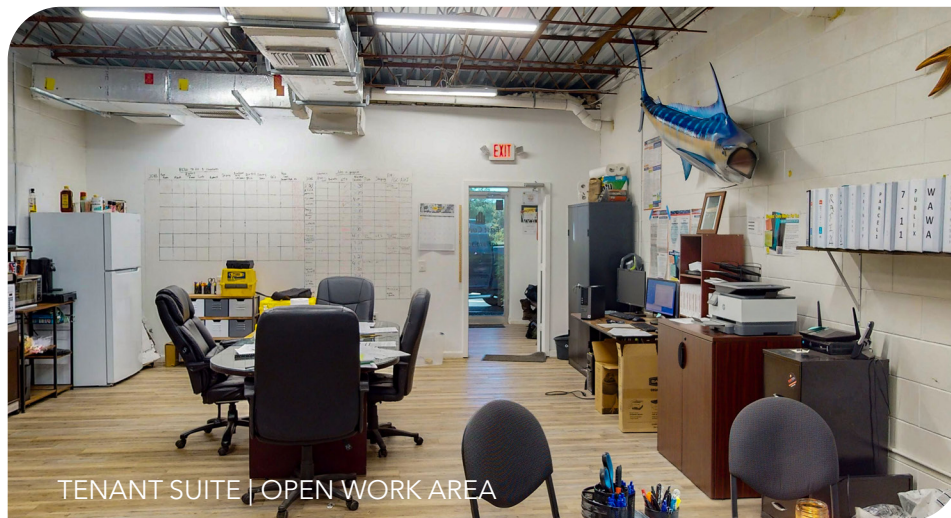
OWNER'S SUITE | OPEN AREA



OWNER'S SUITE | WAREHOUSE



TENANT SUITE | RECEPTION/WAITING



TENANT SUITE | OPEN WORK AREA

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