

FOR SALE

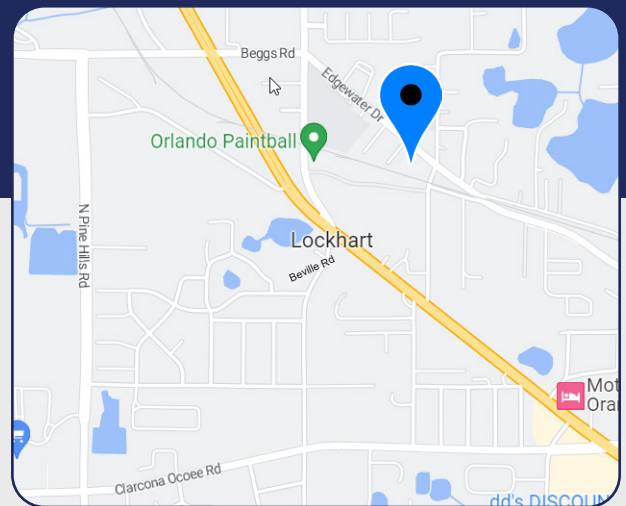


OFFICE / FLEX WITH YARD

7214 Edgewater Drive, Orlando, FL 32810

\$1,425,000

- > 6,406± gross SF; 5,148± improved office SF (according to tax rolls) on 0.83 acres
- > Approximately 585± SF of non air-conditioned, dock-high warehouse behind office, two shipping containers included
- > Built in 1964, originally a post office
- > Concrete block construction, backup generator (propane)
- > Zoned C-3, Orange County
- > Fully fenced and paved rear yard
- > 14 parking spaces in front of building with room for 25-30 vehicles in rear
- > Well water and septic
- > Two restrooms
- > Highly finished interior with offices, built-in desks, conference room, breakroom, and showroom
- > Available 2Q 2023



Bill Bywater, CCIM

D 407.206.5736

O 407.206.7300

bill@bywater.com



1209 Edgewater Drive

Suite 100

Orlando, FL 32804

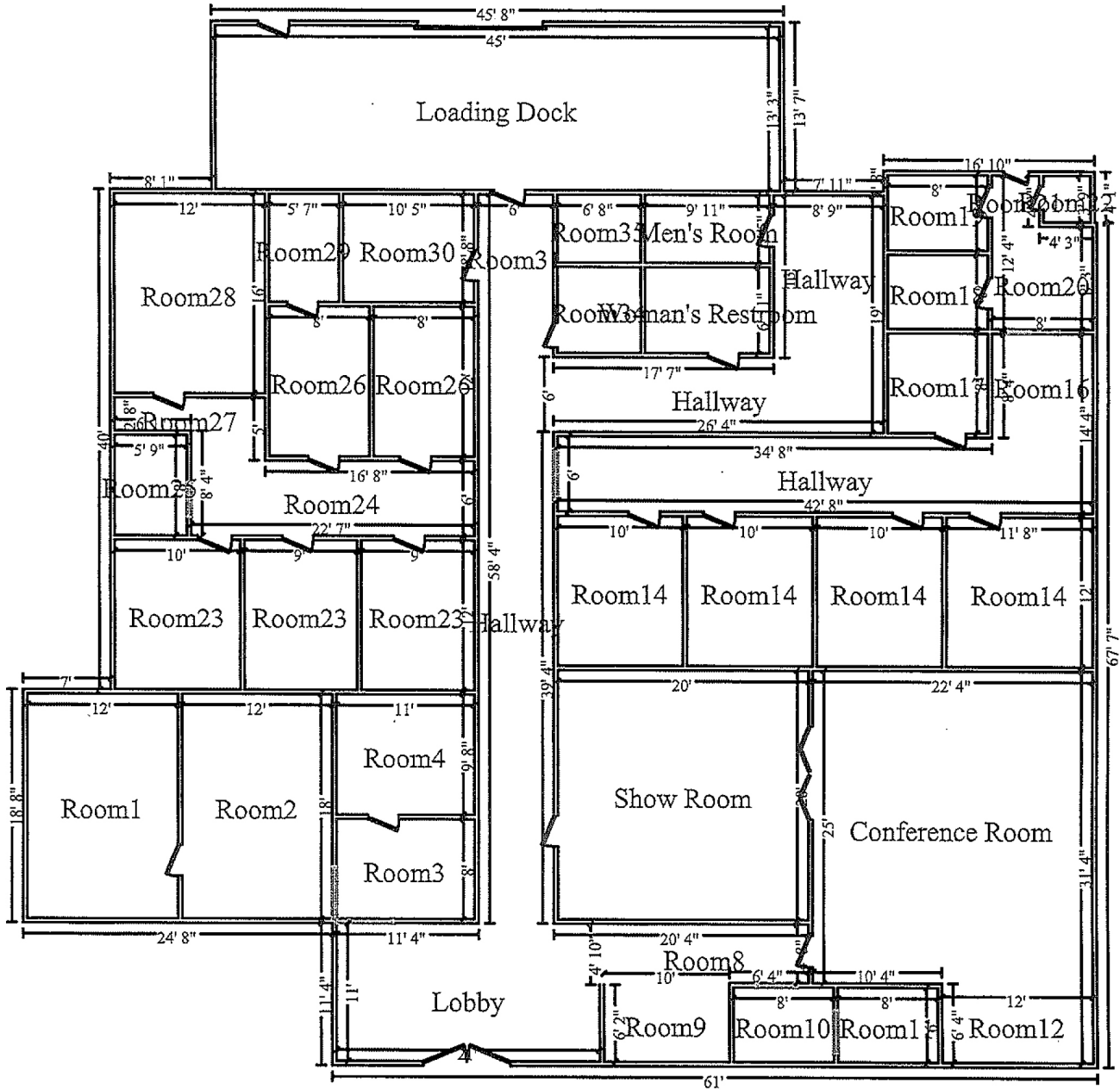
407.206.7300 Main

www.bywater.com

OFFICE / FLEX WITH YARD

7214 Edgewater Drive, Orlando, FL 32810

FLOORPLAN



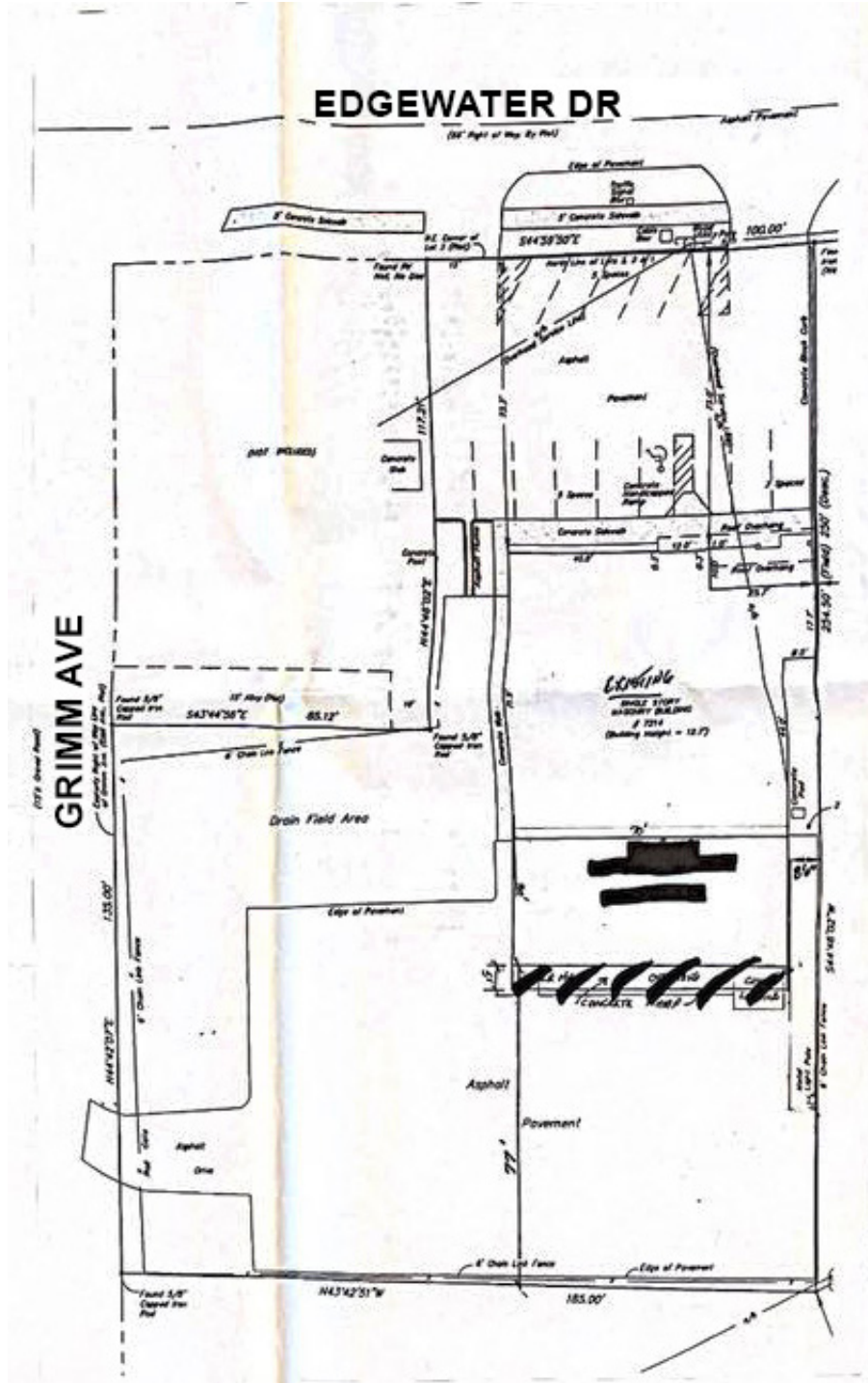
1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | www.bywater.com

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

OFFICE / FLEX WITH YARD

7214 Edgewater Drive, Orlando, FL 32810

ROUGH SURVEY



1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | www.bywater.com

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

OFFICE / FLEX WITH YARD

7214 Edgewater Drive, Orlando, FL 32810

INTERIOR PHOTOS



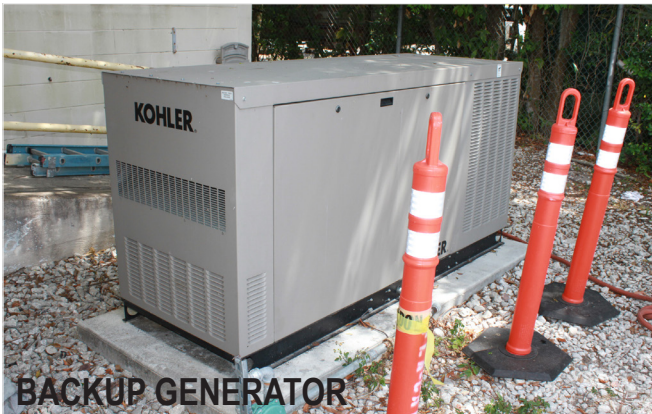
1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | www.bywater.com

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

OFFICE / FLEX WITH YARD

7214 Edgewater Drive, Orlando, FL 32810

EXTERIOR PHOTOS



1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | www.bywater.com

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.