

**FOR
SALE**

10 YEAR NNN INVESTMENT
10 YEAR BASE LEASE – 6.3% CAP RATE

4702 WEST COLONIAL DRIVE
ORLANDO, FL 32808



PROPERTY HIGHLIGHTS

- 10 Year NNN Lease
- 2 Separate Income Producing Parcels
- New Roof, HVAC, and Tenant Renovations in 2022
- Landlord covers Roof and Structure. Tenant covers all other items
- Tenant is a well-established Auto Dealership in the Orlando Market
- Over ½ Acre C-3 Zoned Site
- High Traffic Exposure with over 43,000 Cars per Day
- Excellent Street Signage
- \$6349 NNN a month with 3% annual increases
- **Sales Price: \$1,285,000 (6.3% Cap Rate)**

CONTACT

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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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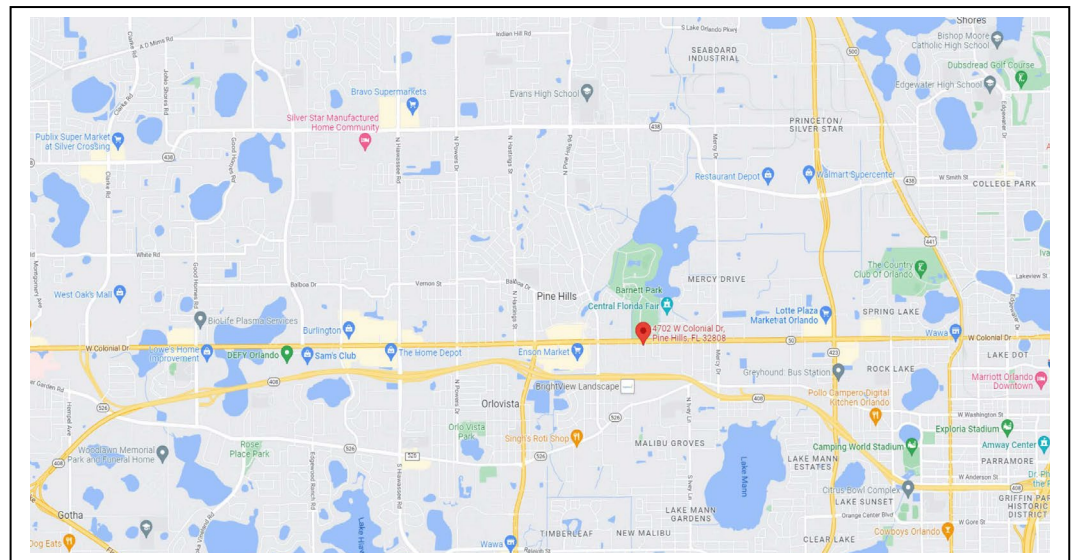
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