For Sale Freestanding Commercial Building 5,040 SF | \$1,250,000



## 3900 North John Young Pkwy

Orlando, Florida 32804

## **Property Highlights**

- 5,040± SF commercial building on 0.46± acre site
- · Great location in the hot Packing District area
- 95 feet of direct frontage on John Young Parkway
- Daily traffic count: 52,000; Excellent visibility
- Access to Shader Rd via entrance onto Friendly Rd
- (3) 11' x 14' grade-level overhead doors & (1) shipping/receiving garage door
- Showroom, 3,200± SF mezzanine and 2 warehouse/shop areas
- Extra power capacity; concrete block construction
- Zoning: C2 allows a wide variety of uses
- Short term lease in place provides interim cash flow

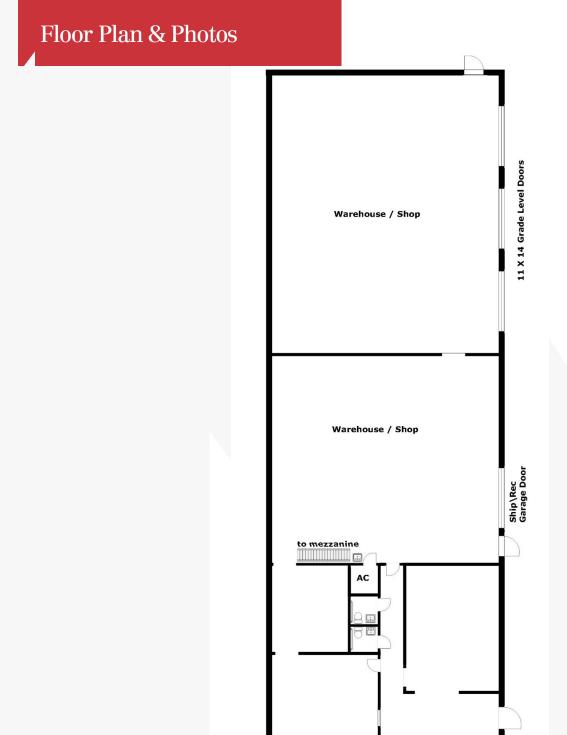


## Sale Price: \$1,250,000

## For more information Jeffrey Bloom, CCIM O: 407 949 0709 jbloom@realvest.com



12.07.23 The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. 1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel nairealvest.com







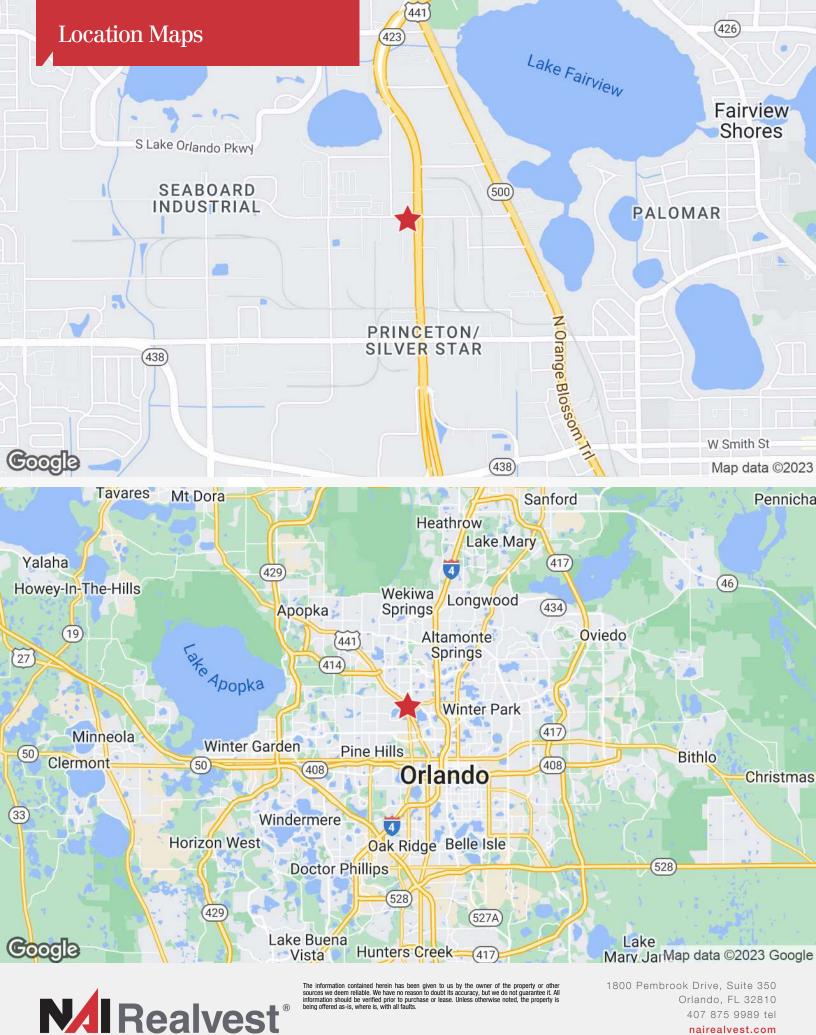
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel nairealvest.com





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. 1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel nairealvest.com



nairealvest.com