

For Sale

# Freestanding Commercial Building

5,040 SF | \$1,250,000

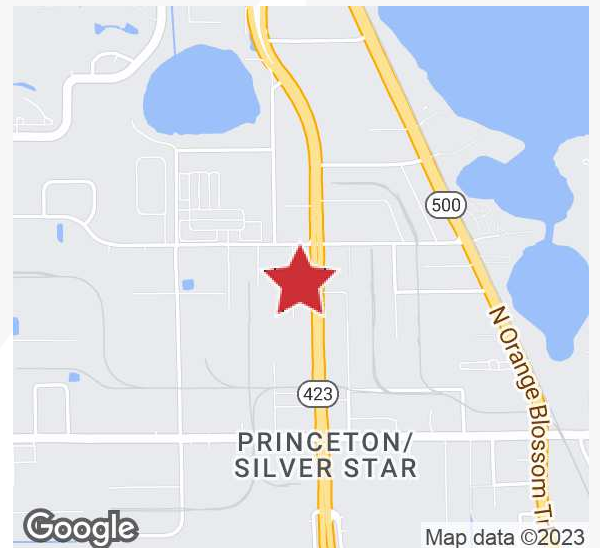


## 3900 North John Young Pkwy

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**

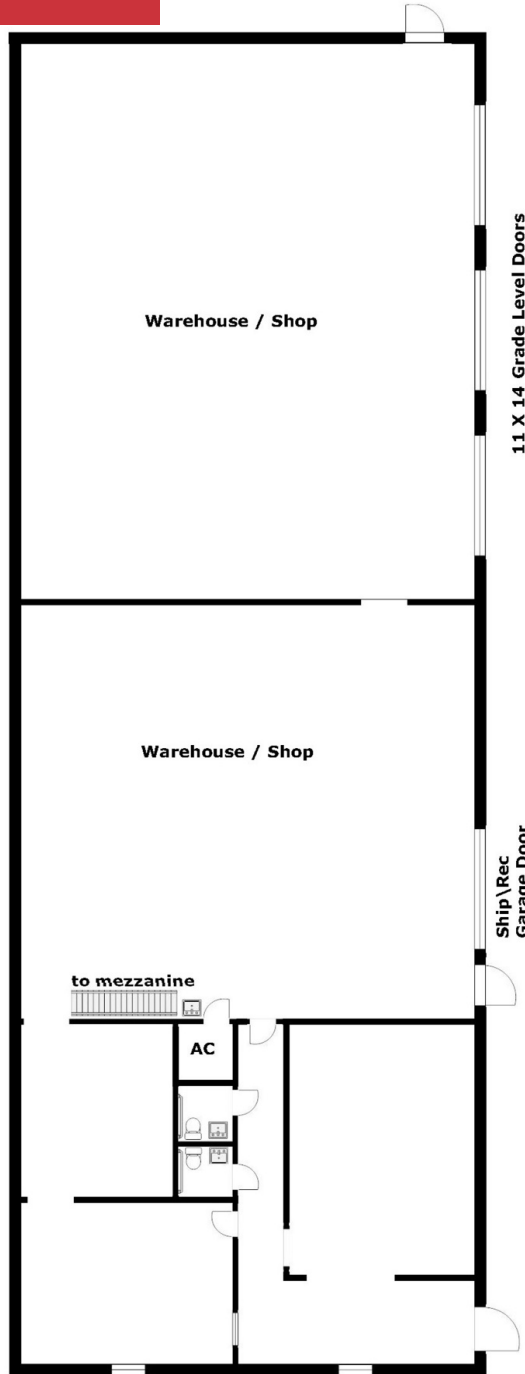
For more information

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# Floor Plan & Photos



# Property Photos



North



South



East



West

# Location Maps

