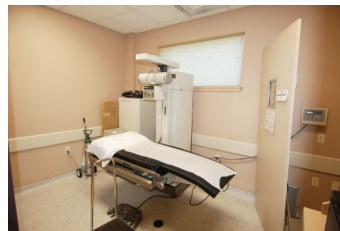


Florida Urology Group

226 W MICHIGAN ST . ORLANDO . FL . 32806

FOR SALE

(Building, not practice)



PRIORITIZING HONESTY, INTEGRITY, AND TRANSPARENCY

 **ComTech**
PROPERTIES

MEDICAL SALES . LEASING . DEVELOPMENT . CONSULTANT

Amy Ammerman | 407-276-2398 | AmyAmmerman@gmail.com
Don Ammerman- SIOR, CGC011392 | 407-235-5375 | DonAmmo@aol.com

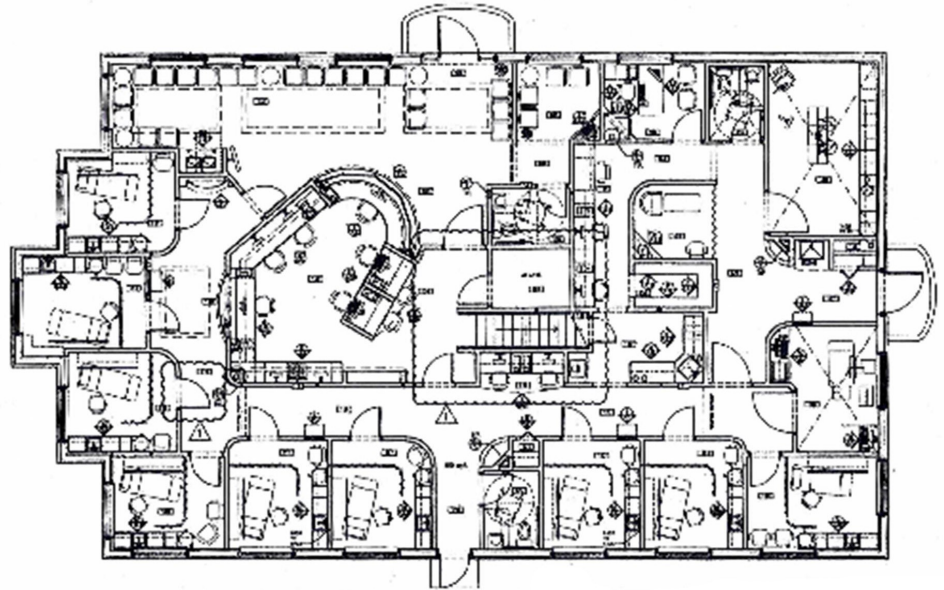
Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice.

Site & Building Specs:

- ◆ Building: 4,986
- ◆ Land: .52 acres
- ◆ 100 KVA Back-up generator w/ monthly self checks
- ◆ HOOT system (onsite sewer treatment) which also generates gray water for irrigation
- ◆ Laminated glass (indestructible)
- ◆ R50 insulation (insulated concrete form)
- ◆ Storm Tek (subsurface retention)
- ◆ 1/8 Lead drywall + 4" door for X-Ray

Interior Specs:

- ◆ Waiting room for 25
- ◆ 9 Exam rooms
- ◆ Front desk for 8
- ◆ 4 Bathrooms (1 full)
- ◆ 4 Private offices
- ◆ 2 Nurse stations
- ◆ 1 Lab
- ◆ 1 Procedure room & recovery room
- ◆ 1 Lounge/kitchen
- ◆ 1 Monument sign on Michigan St (+/- 37,000 daily traffic)



Additional Land available for LEASE



Size: .52 acres

Zoning: O-1

Cross access easement in place with 226 W Michigan St

Use: Overflow parking

*** Property simply can't be sold at this time***

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