For Sale & Lease Office Building \$2,200,000 | \$15.00 / SF

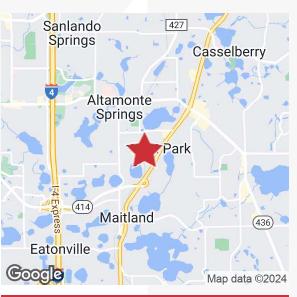
241 Obrien Road

Fern Park, Florida 32730

Property Highlights

- Class B office building with 2 entrances located just outside of Altamonte Springs
- 8,168± SF building on 1.56± acre site

- Zoning C-1 (Seminole County); perfect for service business
- Less than 10 minutes from I-4/Maitland Blvd interchange
- Blocks from Orlando Ave / US Hwy 17-92
- Security; decorative fence with new electronic gate
- · 42 parking spaces for vans, trucks and cars
- Move-in condition; furnished office space in most of building; also lease with option to buy

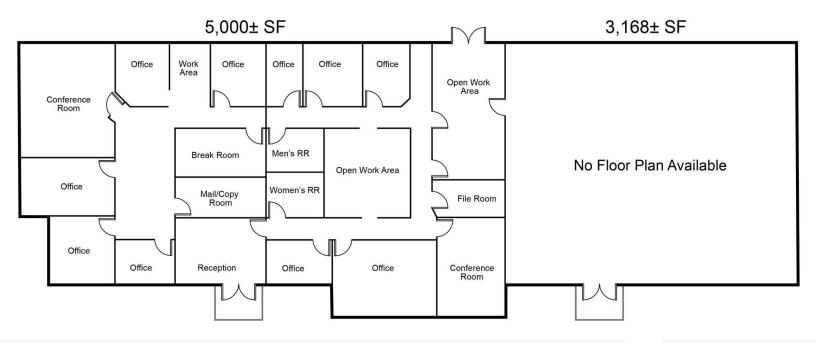


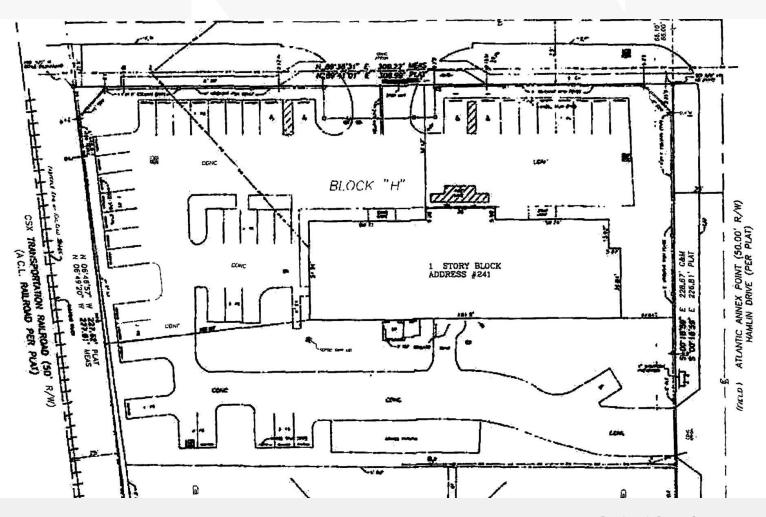
Sale Price: \$2,200,000 Lease Rate: \$15.00 / SF NNN

For more information Paul P. Partyka, CCIM, MiCP, CIPS O: 407 949 0758 ppartyka@realvest.com



US.20.24 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.





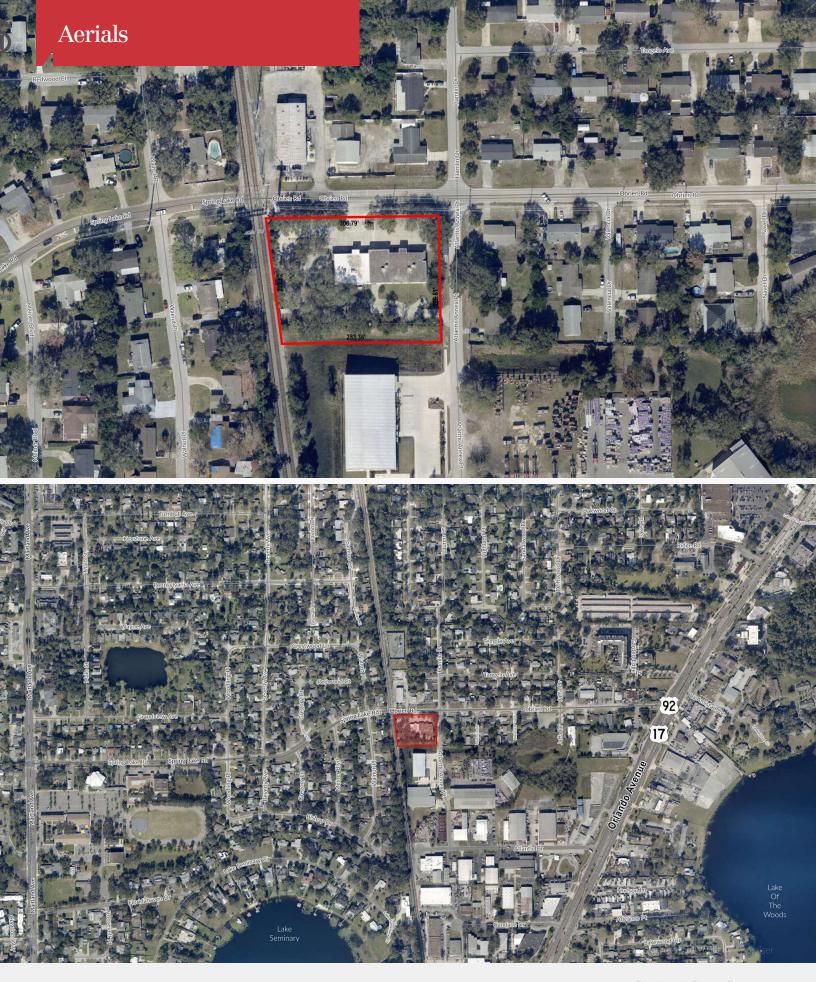


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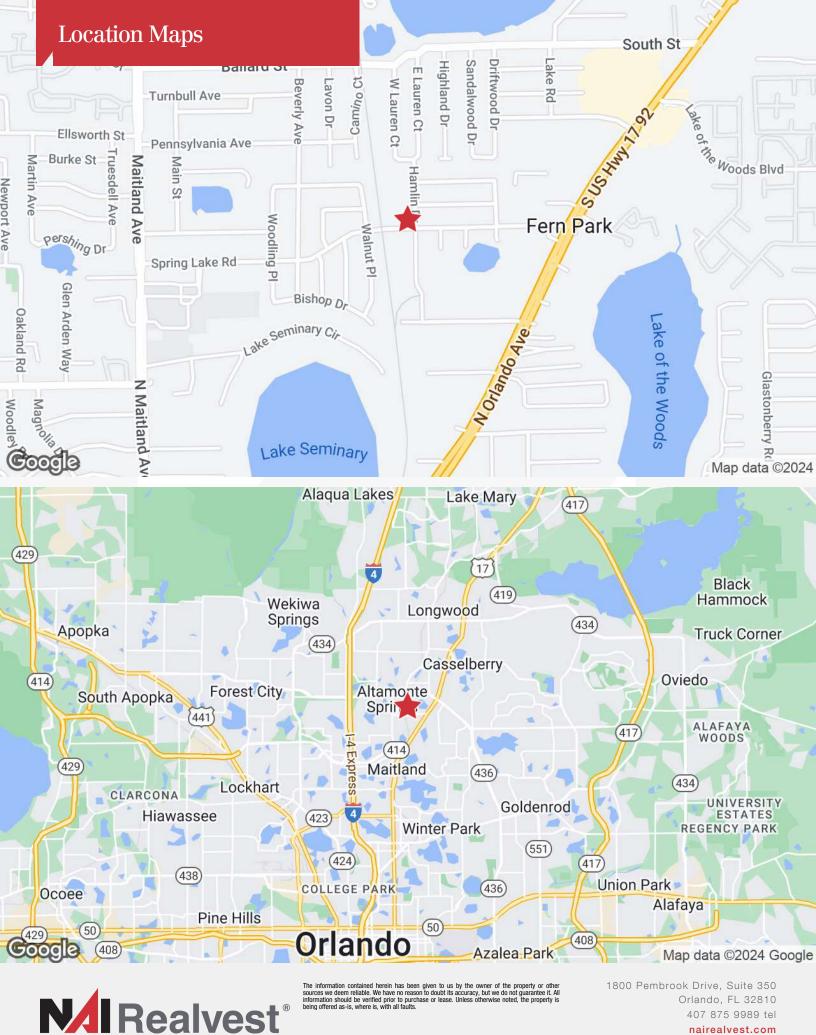
N Realvest[®]

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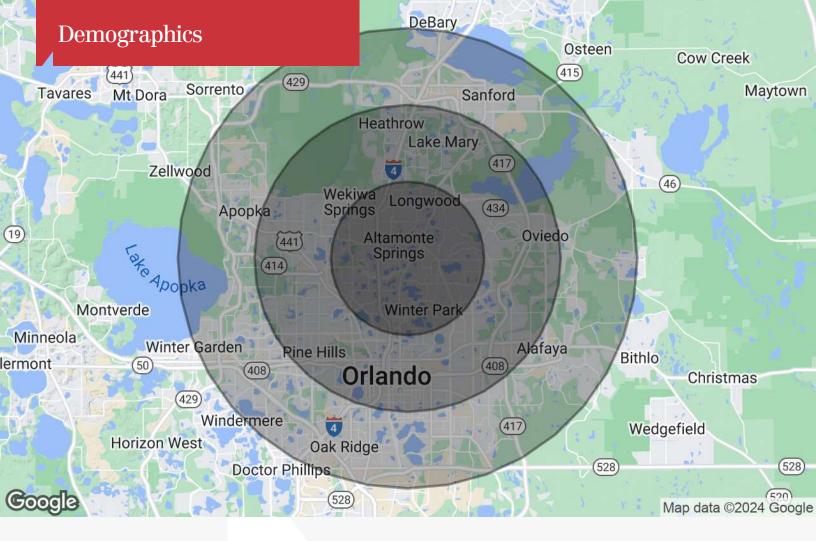


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Orlando, FL 32810 407 875 9989 tel nairealvest.com



Population	5 Miles	10 Miles	15 Miles	
TOTAL POPULATION	256,604	878,485	1,502,525	
MEDIAN AGE	40.7	38.1	37.5	
MEDIAN AGE (MALE)	39.4	36.8	36.2	
MEDIAN AGE (FEMALE)	42.6	39.7	38.9	
Households & Income	5 Miles	10 Miles	15 Miles	
Households & Income TOTAL HOUSEHOLDS	5 Miles 116,668	10 Miles 363,577	15 Miles 599,704	
TOTAL HOUSEHOLDS	116,668	363,577	599,704	

* Demographic data derived from 2020 ACS - US Census



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