

For Sale

Winter Park Office Building

4,351 SF | \$1,795,000

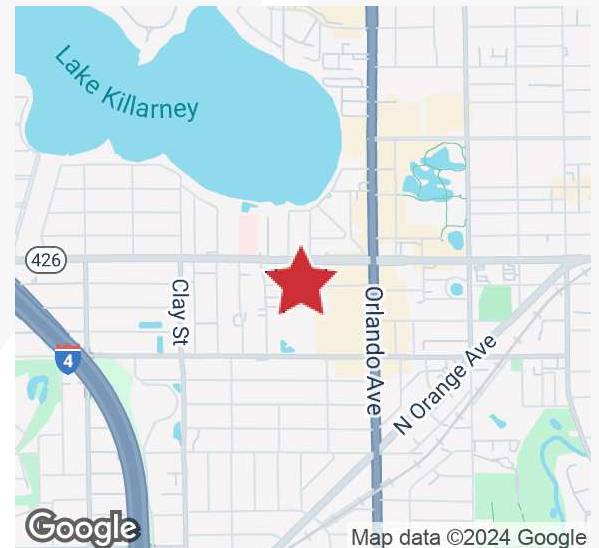


1415-1419 Gene Street

Winter Park, Florida 32789

Property Highlights

- 4,351± SF building on 0.41± acres
- Perfect owner-occupant property
- Owner will lease back a 1,244± SF portion if desired
- Great location 1 block off Fairbanks Avenue and 2 blocks from Orlando Avenue
- 5 minutes from I-4 - access to entire Orlando MSA
- Turn-key; recently renovated
- Ample parking - 19 spaces
- Walking distance to numerous restaurants (including 4Rivers Smokehouse) and shopping
- Easy access to Fairbanks Ave, Orlando Ave, I-4, Lee Road and Princeton Avenue



Sale Price: \$1,795,000

For more information

Tom R. Kelley II, CCIM

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Floor Plan

Potentially Income-Producing



1415 - 1,244± SF

1419 - 3,107± SF

Interior Photos



Entrance / Shared Lobby



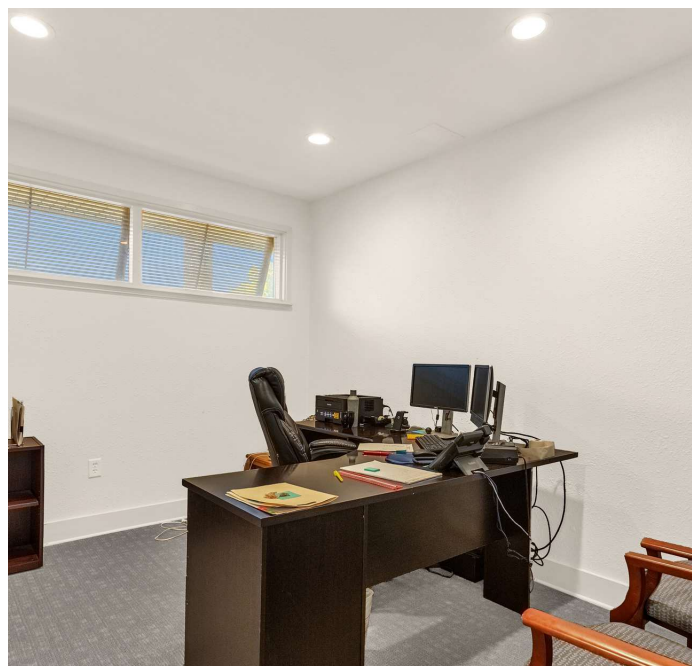
Kitchen / Break Room



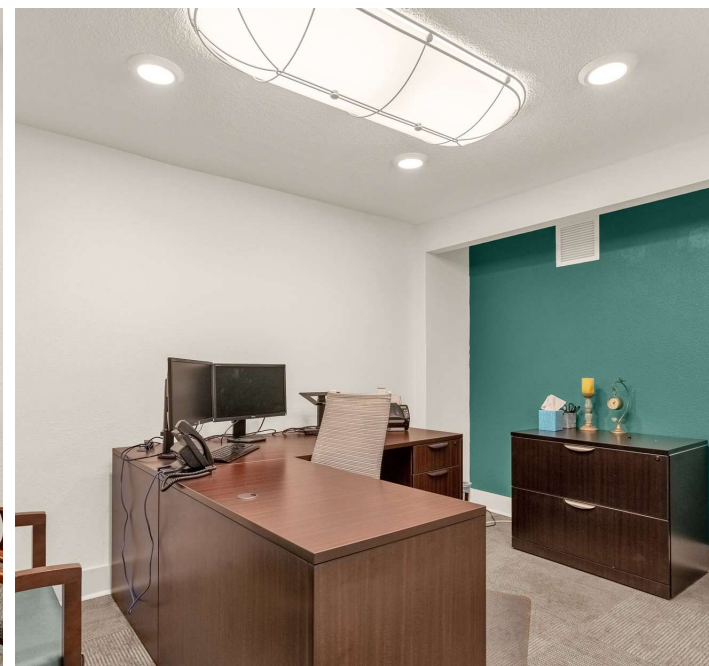
Conference Room



Executive Office



Typical Exterior Office

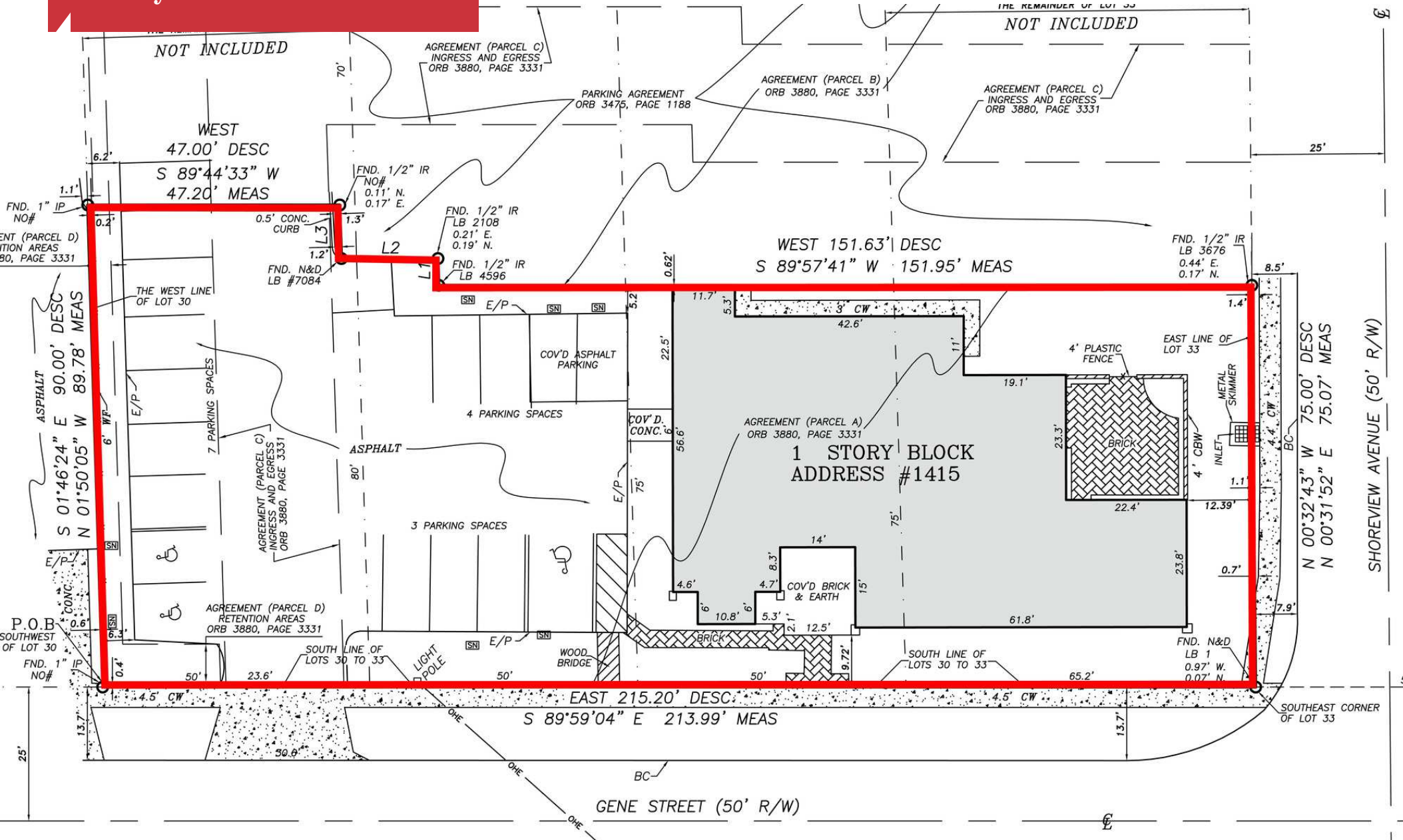


Typical Interior Office

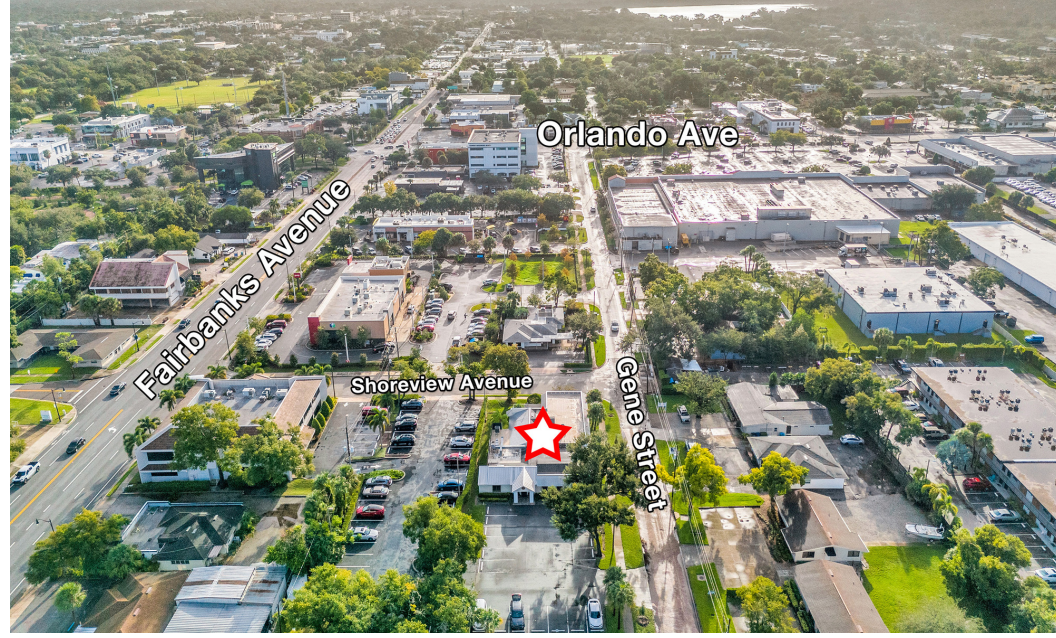
Exterior Photos



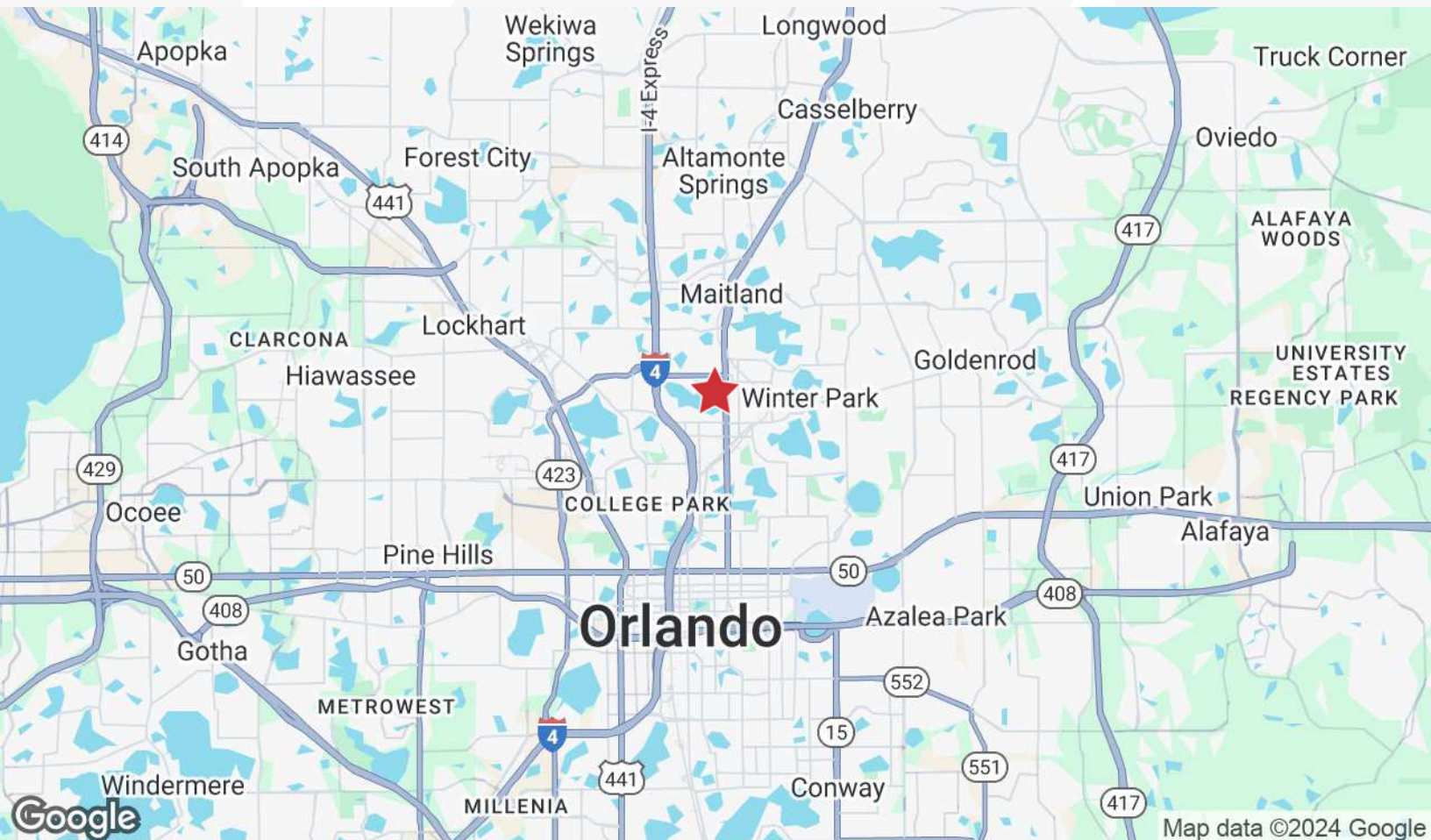
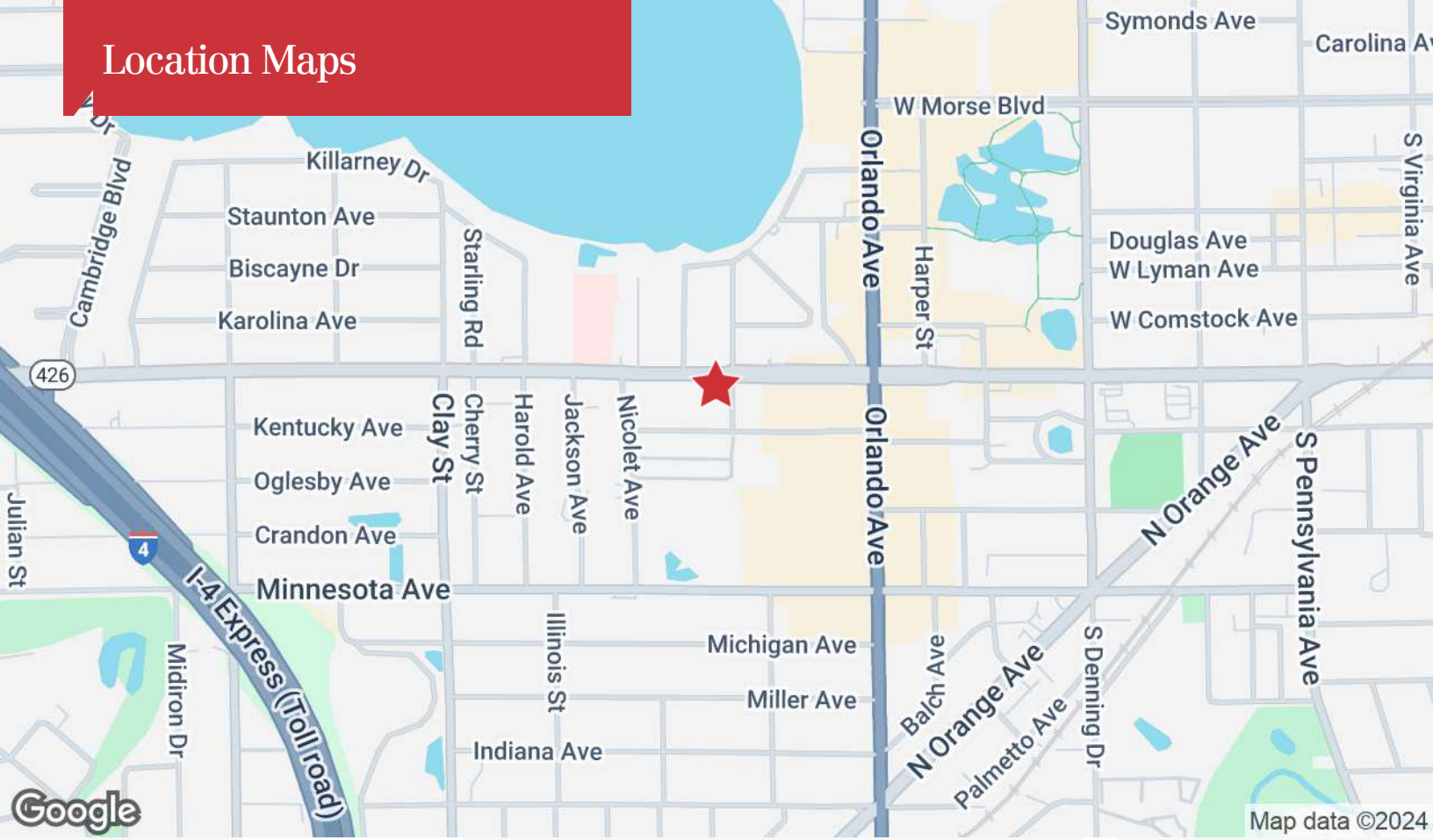
Survey



Aerials



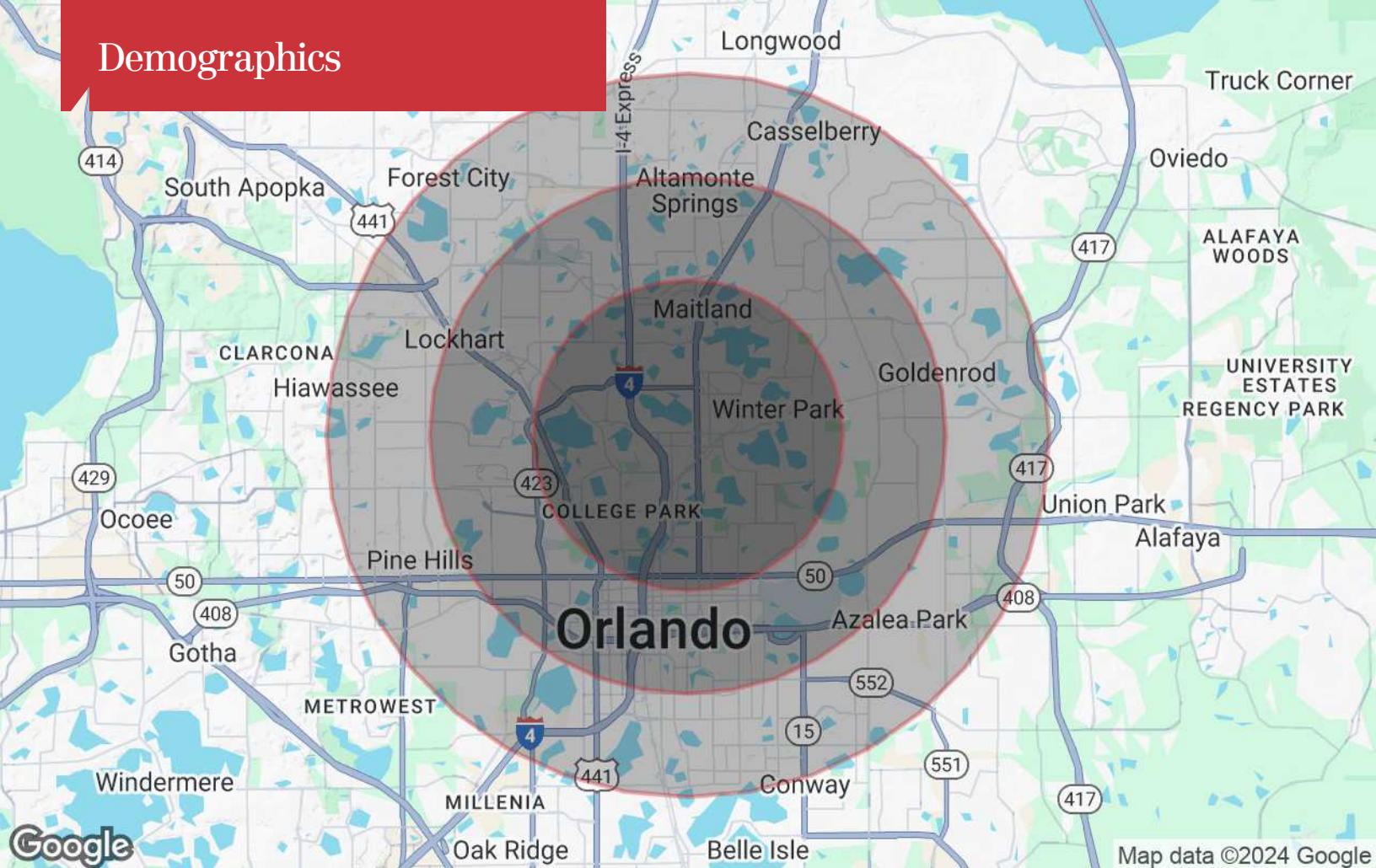
Location Maps



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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Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	87,222	269,908	576,388
MEDIAN AGE	42	41	40
MEDIAN AGE (MALE)	41	40	39
MEDIAN AGE (FEMALE)	43	42	42

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	40,330	119,954	237,398
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$145,295	\$106,285	\$94,304
AVERAGE HOUSE VALUE	\$666,217	\$486,605	\$408,031

* Demographic data derived from 2020 ACS - US Census