

**FOR SALE**

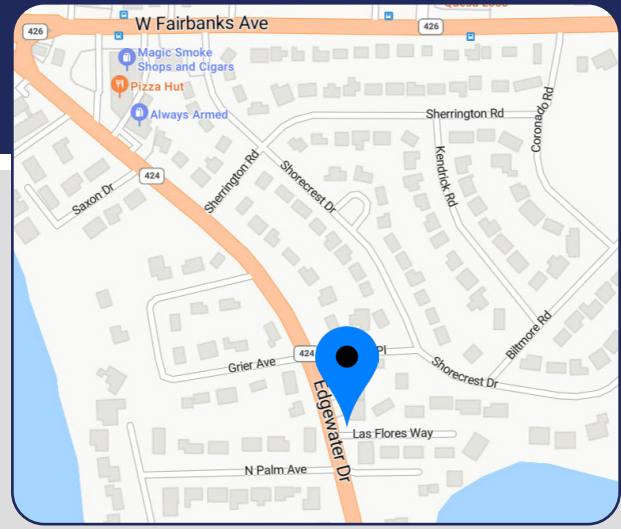


**PRICE: \$1,395,000**

**OWNER/USER OR INVESTMENT**  
**4205 Edgewater Drive, Orlando, FL 32804**

The Bywater Company is pleased to offer a purchase opportunity for an owner/user or investor looking for property in the highly sought after College Park, Florida area. This updated 3,224 SF office building is ideally situated near I-4, Lee Road, and Fairbanks Avenue, the main gateway to Winter Park.

Recently renovated, this commercial property features new design elements and upgraded components, including a new roof, new air-conditioning, and updated interior and exterior decor. The spacious interior boasts flexible office space across, ideal for accommodating various business needs. Convenient on-site parking for employees and visitors. This is a rare opportunity to acquire a premium commercial property in a great location!



**Clark Brandt**  
 D 407.373.6827  
 C 407.497.3910  
 clark@bywater.com

2023 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	6,619	85,847	284,353
Households	2,932	37,273	118,556
Average HH Income	\$89,683	\$89,691	\$87,879
Median Age	44.6	40	39.4



1209 Edgewater Drive  
 Suite 100  
 Orlando, FL 32804  
 407.206.7300 Main  
 www.bywater.com

# OWNER/USER OR INVESTMENT

4205 Edgewater Drive, Orlando, FL 32804

## PROPERTY HIGHLIGHTS

- > 3,224 SF one-story, Class B office building
- > Single tenancy, multi-tenancy possible
- > 0.25 acres
- > Lot size approximately 120' x 77'
- > Zoned C-1 Commercial, Un-incorporated Orange County
- > Concrete block masonry
- > Built in 1966, renovated in 2024
- > Building FAR is 0.41
- > 16 parking spaces (4.5 per 1,000 SF)
- > Parking lot repaved in 2017
- > New roof (September 2024)
- > New HVAC on A side (2014 on B side)
- > Access easement on Las Flores Way
- > 77' of frontage on Edgewater Drive
- > Signage
- > County water/septic
- > Rear storage
- > Rear fenced courtyard area
- > 22,000 AADT

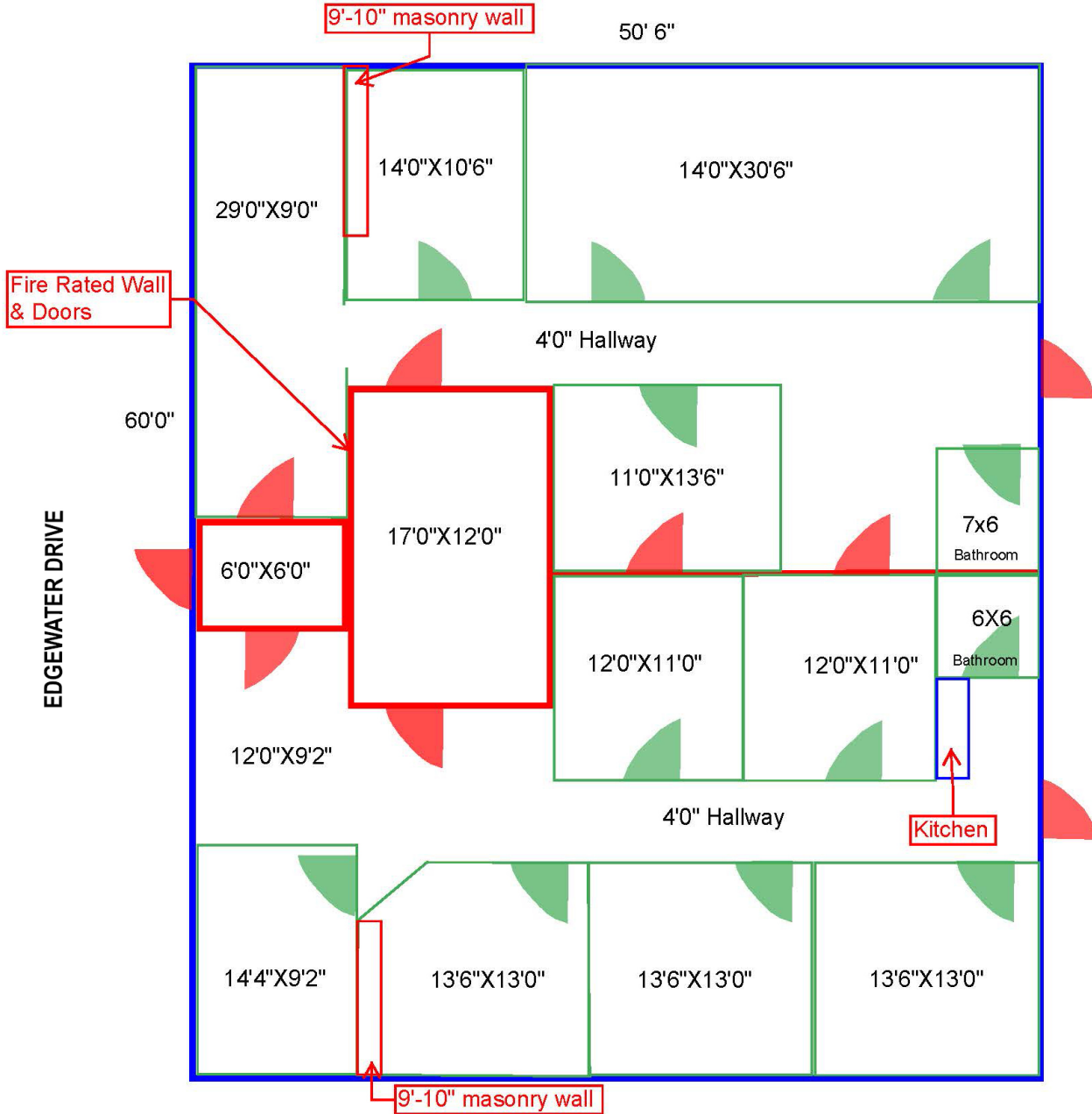


Clark Brandt | 407.373.6827 | [clark@bywater.com](mailto:clark@bywater.com)  
1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

# OWNER/USER OR INVESTMENT

4205 Edgewater Drive, Orlando, FL 32804

## FLOORPLAN



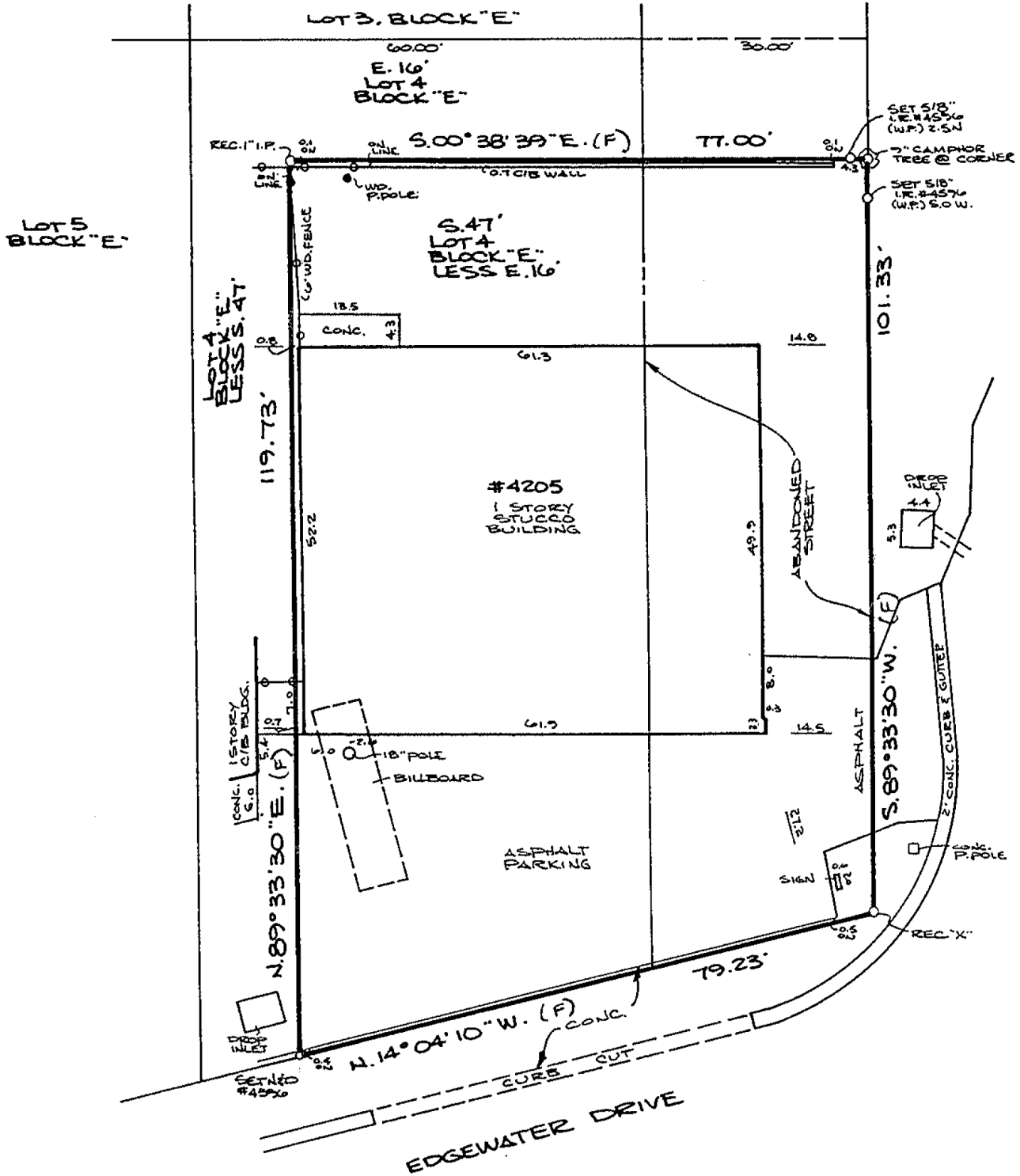
Clark Brandt | 407.373.6827 | [clark@bywater.com](mailto:clark@bywater.com)

1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

# OWNER/USER OR INVESTMENT

4205 Edgewater Drive, Orlando, FL 32804

## SITE PLAN



Clark Brandt | 407.373.6827 | clark@bywater.com

1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | www.bywater.com