

FOR LEASE

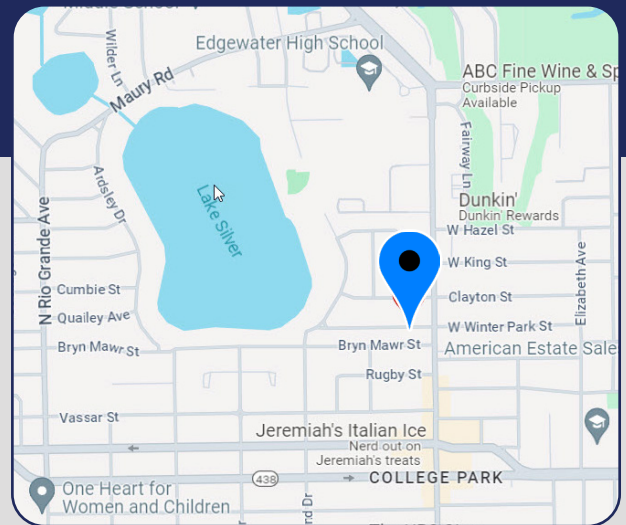


SMALL OFFICE PROPERTY

719 W Winter Park Street, Orlando, FL 32804

1,134± SF OFFICE

- > One-story, converted residence on .20 acres
- > Move-in ready
- > Built in 1951, renovated in 2024
- > Concrete block construction
- > Zoned O-1/T/W/SP/AR, City of Orlando
- > Large, paved, concrete rear lot
- > A/C, plumbing, and water heater replaced in 2021
- > Electrical updated in 2021, roof replaced in 2024
- > Two restrooms
- > Hudson installed alarm with cameras available
- > **\$3,200.00/month**



Bill Bywater, CCIM

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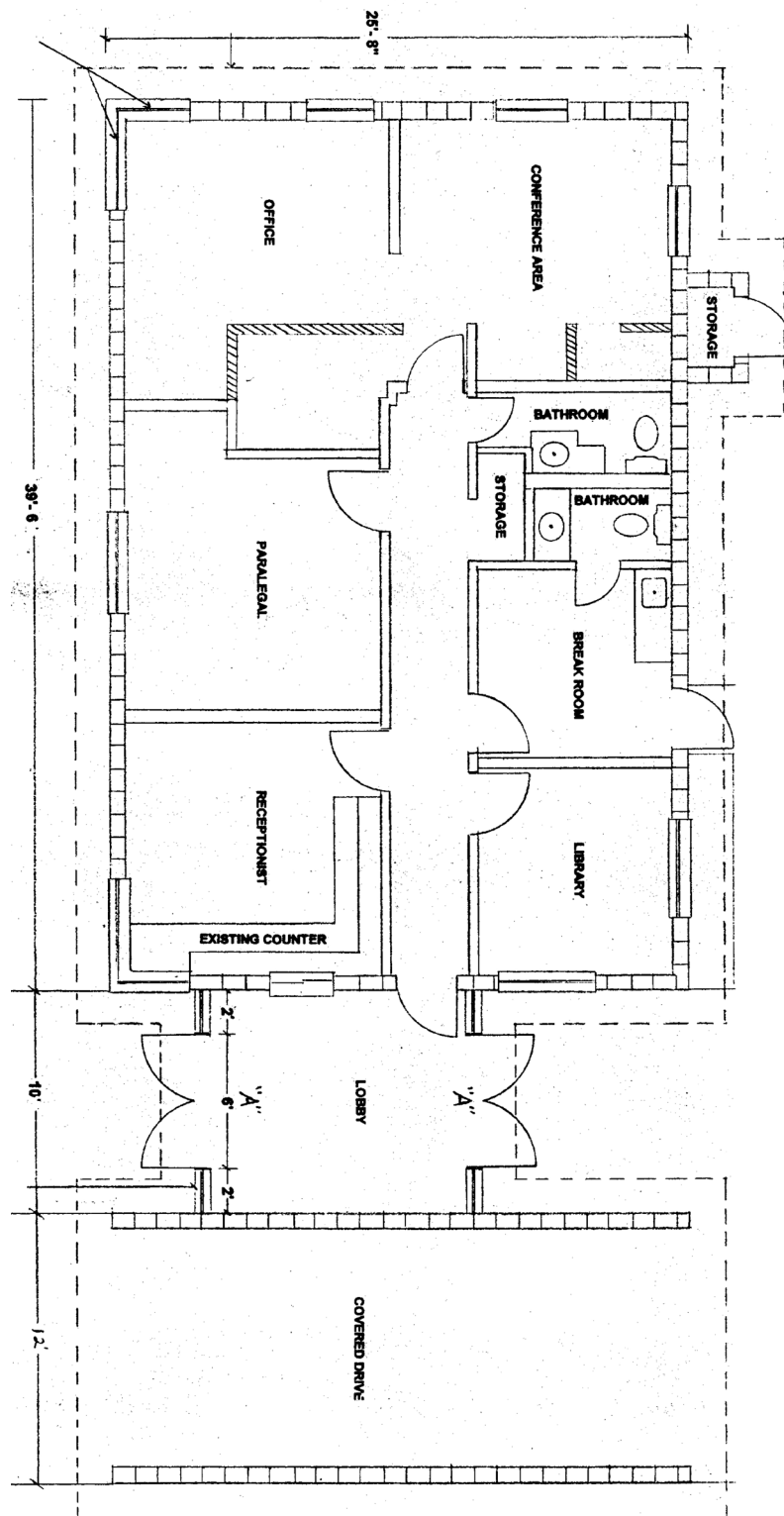


1209 Edgewater Drive
Suite 100
Orlando, FL 32804
407.206.7300 Main
www.bywater.com

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FLOORPLAN



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

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Hand-drawn site plan of a property, likely a residential lot, showing dimensions, setbacks, and proposed structures. The plan includes the following details:

- Top Boundary:** 75.27' MEAS, 75' DEED, 50' PLAT, 6' WF, 25'.
- Right Boundary:** 0.5' CLF, 0.5' CLF, 12', 0.5', 115.20' MEAS, 120.2' PLAT.
- Bottom Boundary:** 0.5' CLF, 5' CW, 75' DEED, 50' PLAT, 29.72', 0.5'.
- Left Boundary:** 115.42' MEAS, 120.2' PLAT, 0.5' CLF, 1' CLF, 0.5'.
- Internal Features:**
 - LOT 4:** 16.2', 90°09' PLAT, 90°12'00' MEAS.
 - LOT 5:** 49.4', 120.2' PLAT, 49.4', 10', 1.4', 4', 5', 0.5', 9.4', 10', 2', 26.3', 8.8', 10', 6.8', 28.72', 0.7', 2.3', 12.5', 10.75', 25.3', 13', 4', 3', 12', CONC DW, 0.7', 59°56'00" MEAS, 59°51' PLAT, 0.5'.
 - 1 STORY BLOCK:** ADDRESS # 719, 25.3', 39.3', 4', 10', 4', 29.72', 50' PLAT.
 - Other Labels:** CONC, COVID, CONC DW, CP, 0.5'.
- Setbacks and Platting:** 115.42' MEAS, 120.2' PLAT, 0.5' CLF, 1' CLF, 0.5', 115.20' MEAS, 120.2' PLAT, 0.5' CLF, 1' CLF, 0.5', 115.42' MEAS, 120.2' PLAT, 0.5' CLF, 1' CLF, 0.5'.



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PHOTOS



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