

FOR SALE/LEASE

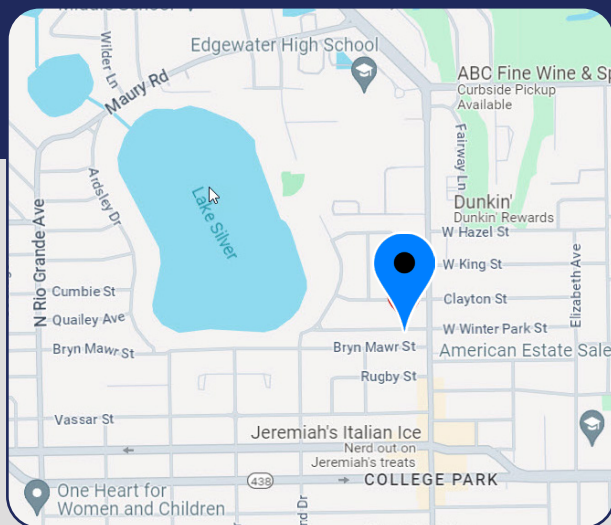


SMALL OFFICE PROPERTY

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
- > **FOR LEASE AT \$3,200.00/month**
- > **FOR SALE AT \$699,000.00**



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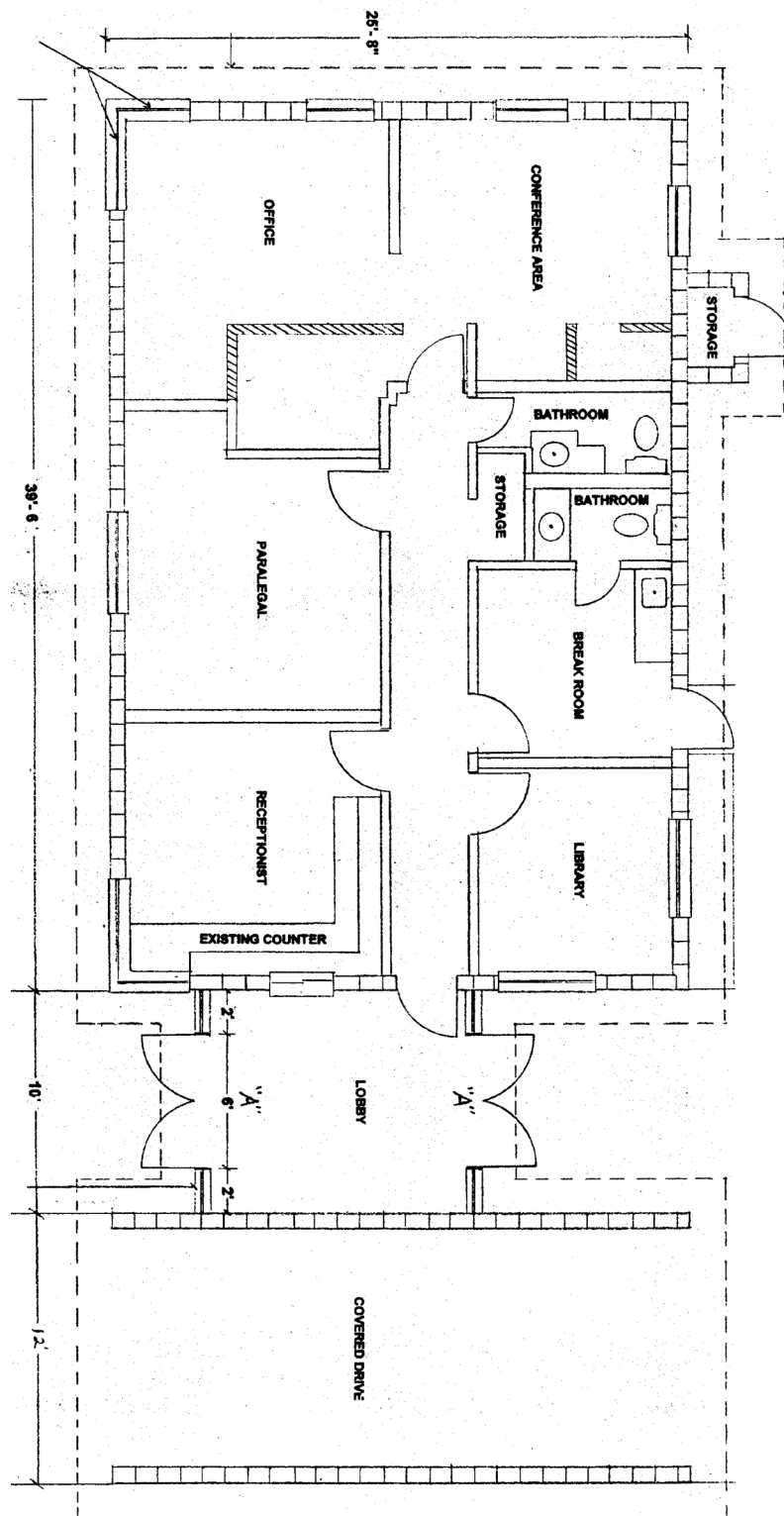


1209 Edgewater Drive
Suite 100
Orlando, FL 32804
407.206.7300 Main
www.bywater.com

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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 various measurements and labels. The plan includes a central area labeled "1 STORY BLOCK ADDRESS # 719". Surrounding this central area are several smaller structures and setbacks, including a "CONC" (concrete) area, a "COVID CONC DW" (COVID concrete driveway), and a "COVID CONC" (COVID concrete) area. The plan also shows a "LOT 4" area and a "LOT 5" area. Key measurements include:

- Top boundary: 75.27' MEAS, 75' DEED
- Left boundary: 115.42' MEAS, 120.2' PLAT
- Right boundary: 115.20' MEAS, 120.2' PLAT
- Bottom boundary: 120.06' 50" MEAS, 50' PLAT
- Internal setbacks and dimensions: 25', 6' WF, 50' PLAT, 16.2', 49.4', 120.2' PLAT, 10', 1.4', 4', 5', 0.5', 9.3', 10', 2', 28.72', 0.7', 2.3', 10', 8.8', 12.5', 10.75', 25.3', 13', 4', 0.7', 29.72', 50' PLAT, 0.5', 5' CW, 75' DEED.
- Other labels: "LOT 4", "LOT 5", "E. 1/2, LOT 5", "CONC", "COVID CONC DW", "COVID CONC", "SET", "MDA", "LBA", "SOL", "FND", "ND", "Z".



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PHOTOS



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