



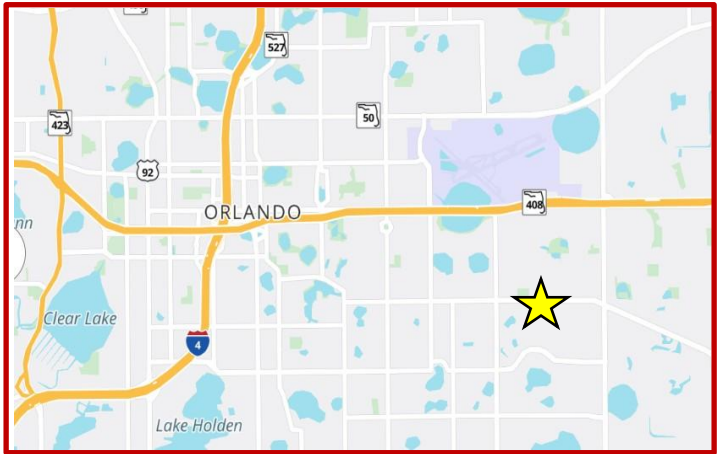
C. Brenner, Inc.

1510 E. Colonial Dr. Suite 307
Orlando, FL 32803
Phone: (407) 677-1700

COMMERCIAL REAL ESTATE

Medical/Professional Shell Space Busy Highway Frontage

**5140 Curry Ford Rd,
Orlando, FL 32812**



- Freestanding office/medical building directly on Curry Ford Rd
- Building is 3,000 SF total, with the ability to split into three separate units
- Major highway exposure (33,000 average daily traffic)
- HUGE parking lot (22 spaces) with access from two streets
- Interior has been demolished and is ready for a full remodel
- Renovation plans already approved by City of Orlando (must be renewed)
- 5 minutes east of Orlando's popular Hourglass District
- Central location with convenient access to I-4 and HWY 408
- Asking \$699,000 bring all reasonable offers

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