



**BUILDING 1**  
10,610 SF

**BUILDING 3**  
2,500 SF

**BUILDING 2**  
5,000 SF

# INVESTMENT SALE

7200 GARDNER STREET | WINTER PARK, FL 32792

Brand New Roof Done in January 2025  
20-Year Manufacturers Warranty  
+ Capital Improvements

**OFFERED AT \$4,750,000**

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# 01

## **Executive Summary**



**PRICE**  
\$4,750,000

**NOI** (YR 1)  
\$249,425.00

**ADDRESS:** 7200 Gardner Street  
Winter Park, FL 32792

**TENANT:** PRO-TECH

**GUARANTOR:** Corporate

**NET OPERATING INCOME (NOI):** \$249,425.00

**RENT COMMENCEMENT:** March 1, 2025

**LEASE TERM:** 121 Months

**LEASE TYPE:** Triple Net (NNN)

**RENTAL INCREASES:** 3% Annually

**OPTION:** One (5) Year Renewal Option  
(fixed continued 3% escalations)

**BUILDINGS TOTAL SIZE:** 18,140 SF

**LOT SIZE:** 2.06 Acres

**YEARS BUILT:** 1987/1993/1995

## RENT SCHEDULE - PRIMARY TERM

YEAR	START DATE	END DATE	BASE RENT/ MTH	ANNUAL INCREASE	BASE RENT PER YEAR	BASE RENT PER SF PER YEAR
1	3/1/2025	3/31/2025	\$0.00	0%	\$0.00	\$0.00
1	4/1/2025	3/31/2026	\$20,785.42	0%	\$249,425.00	\$13.75
2	4/1/2026	3/31/2027	\$21,408.98	3%	\$256,907.75	\$14.16
3	4/1/2027	3/31/2028	\$22,051.25	3%	\$264,614.98	\$14.59
4	4/1/2028	3/31/2029	\$22,712.79	3%	\$272,553.43	\$15.02
5	4/1/2029	3/31/2030	\$23,394.17	3%	\$280,730.03	\$15.48
6	4/1/2030	3/31/2031	\$24,095.99	3%	\$289,151.94	\$15.94
7	4/1/2031	3/31/2032	\$24,818.88	3%	\$297,826.49	\$16.42
8	4/1/2032	3/31/2033	\$25,563.44	3%	\$306,761.29	\$16.91
9	4/1/2033	3/31/2034	\$26,330.34	3%	\$315,964.13	\$17.42
10	4/1/2034	3/31/2035	\$27,120.26	3%	\$325,443.05	\$17.94



## HIGHLIGHTS

- » Brand New Roof Installed in January 2025 backed by a 20-year manufacturer's warranty
- » Corporate Guarantee
- » Provides additional financial security for the investment
- » **Tenant:** Southern HVAC – Pro Tech
- » **Lease Term:** 9.5 years remaining
- » **Annual Rent Increases:** 3% escalations
- » **Year 1 Net Operating Income (NOI):** \$249,425.00
- » **Total Buildings:** 3 separate structures
- » **Total Size:** 18,140 square feet
- » **Lot Size:** 2.06 acres
- » **Construction:** Durable block construction
- » Outdoor storage space available
- » Site layout supports light industrial and service-oriented use





## ABOUT **PRO-TECH**

AIR CONDITIONING, PLUMBING & ELECTRICAL  
One Call. One Company.

Pro-Tech is a subsidiary of Southern Home Services ("Southern"), which is one of the largest home service companies across the southeast. Southern Home Services is a subsidiary of North American Essential Home Services ("North American"), which also owns Right Time, Canada's largest residential HVAC services provider in the country. Southern Home Services is valued at over \$1B. Pro-Tech was established in 1967 and has three locations in the Central Florida market - Winter Park, Lake Nona and Lake Mary. The Winter Park location is their flagship operation. Serving both residential and commercial clients across Central Florida, Pro-Tech offers a comprehensive range of services, including air conditioning repair, installation, and maintenance, as well as plumbing solutions like leak repairs, water heater services, and drain cleaning. Their team of certified technicians is known for professionalism and prompt service, ensuring customer satisfaction through quality workmanship and transparent communication. With 24/7 emergency services and a commitment to excellence, Pro-Tech has earned high ratings and a loyal customer base in the region.

### PRO-TECH SERVICES

AIR  
CONDITIONING

HEATING

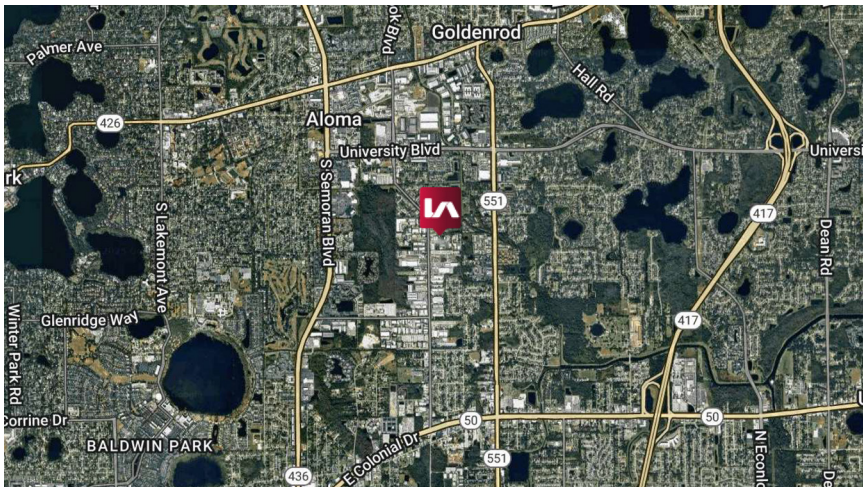
PLUMBING

ELECTRICAL

AIR QUALITY

### COMPANY OVERVIEW

<b>COMPANY:</b>	Pro-Tech
<b>FOUNDED:</b>	1961
<b># OF LOCATIONS:</b>	Three (3)
<b>HEADQUARTERS:</b>	Orlando, FL 32804



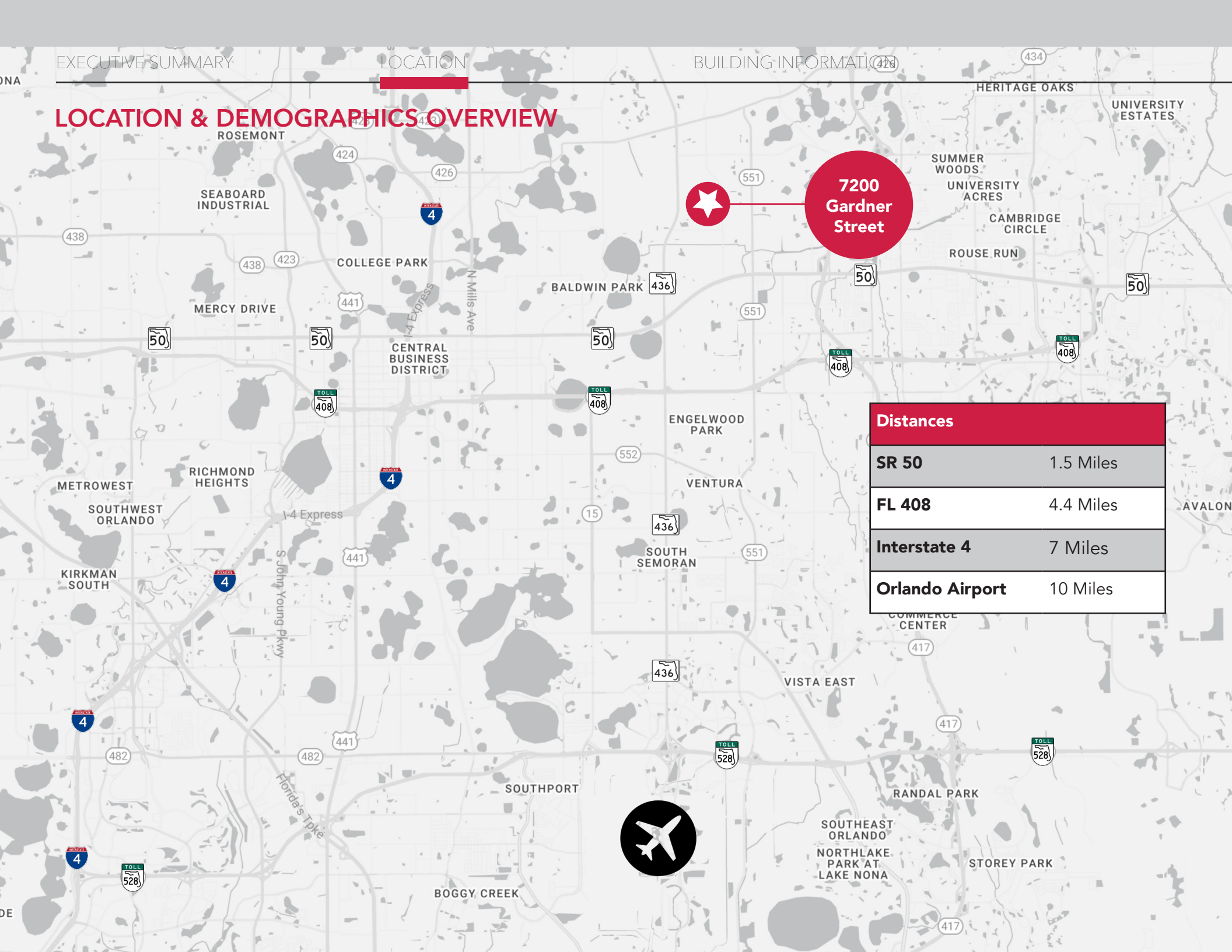


# 02

## Location



LOCATION & DEMOGRAPHICS OVERVIEW



Distances	
SR 50	1.5 Miles
FL 408	4.4 Miles
Interstate 4	7 Miles
Orlando Airport	10 Miles



AERIAL





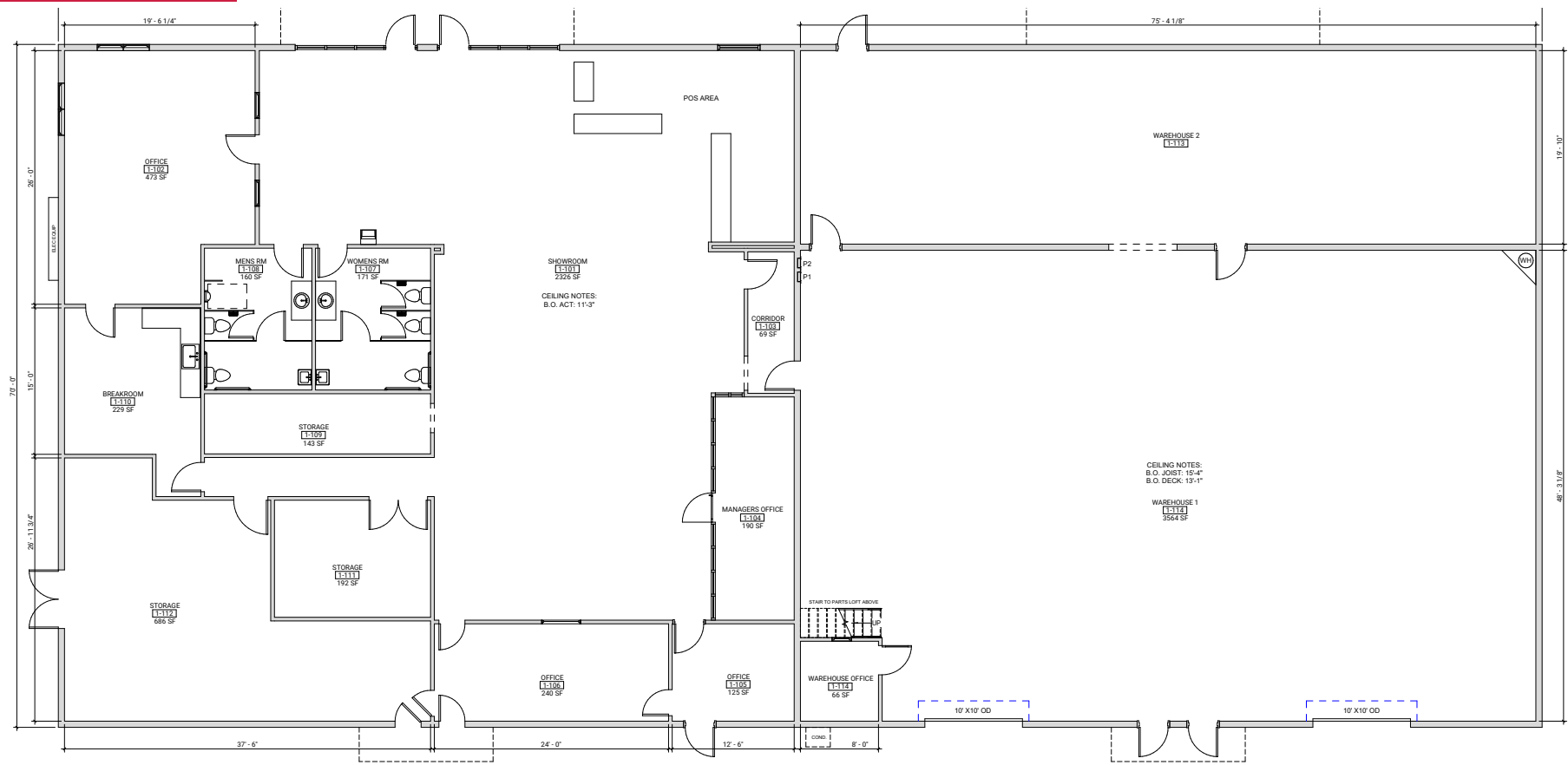
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## Building Information





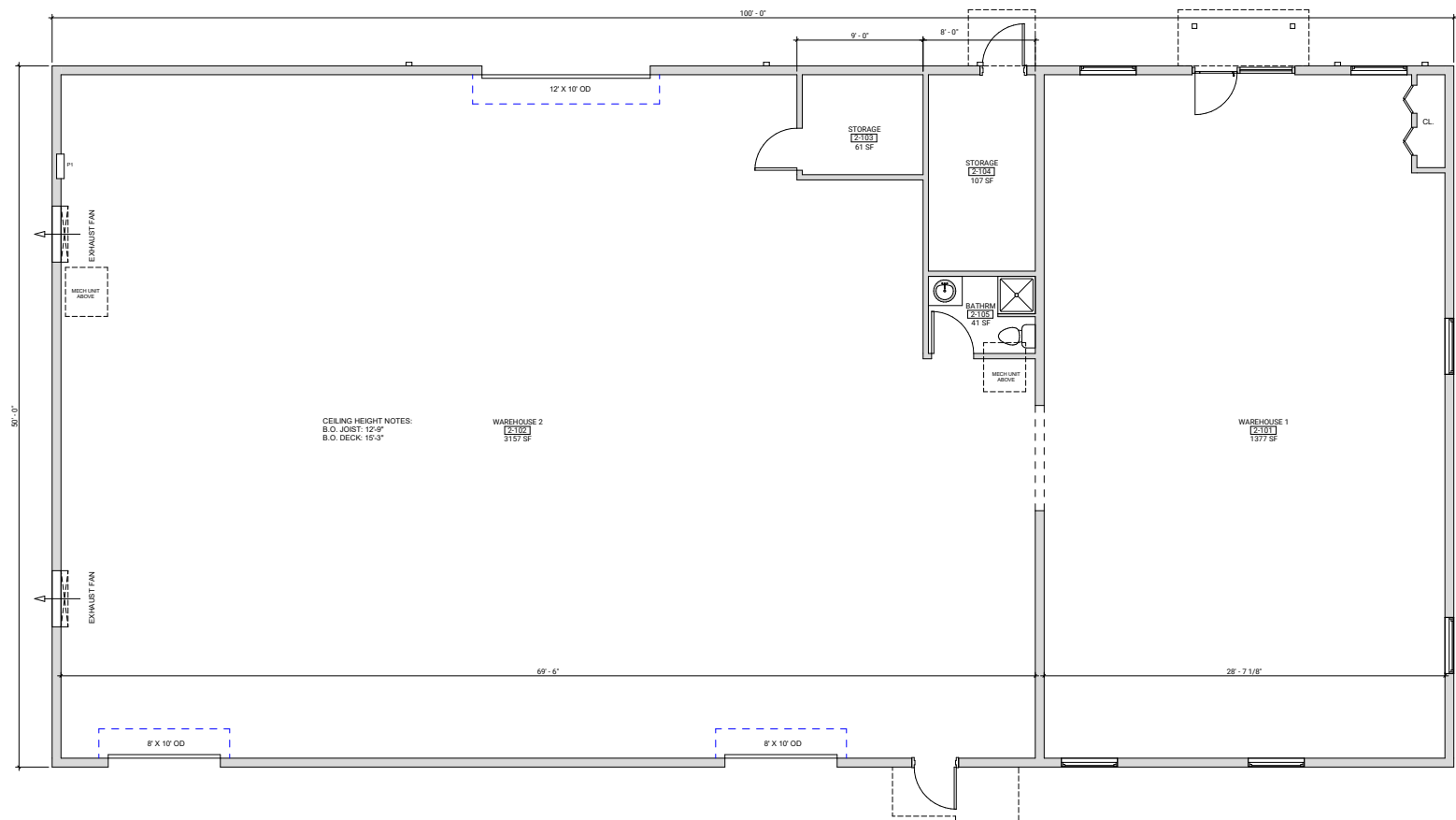
BUILDING 1



SIZE:	10,640± SF
SPACE:	50% Office/Showroom w AC
	50% Warehouse w 3 Grade Level Doors
CEILING HEIGHT:	11.5' to Ceiling Grid (Showroom)
	14' to Ceiling (Warehouse)

DIMENSIONS:	152±' x 70±'
YEAR BUILT:	1993
CONSTRUCTION:	BLOCK

BUILDING 2

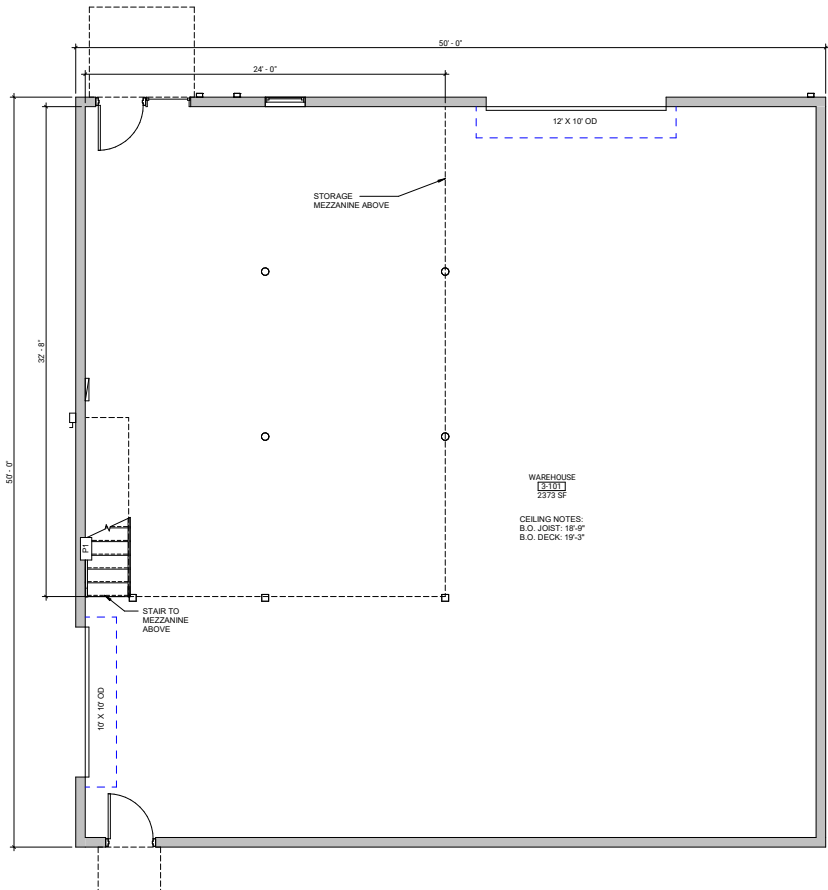


SIZE:	5,000± SF
SPACE:	100% Warehouse with Restrooms
	Two (2) Grade Level Doors
	Separately Metered

DIMENSIONS:	100±' x 50±'
YEAR BUILT:	1987
CONSTRUCTION:	BLOCK



BUILDING 3



SIZE:	2,500± SF
SPACE:	100% Warehouse/Storage/Workshop
	Separately Metered

DIMENSIONS:	50±' x 50±'
YEAR BUILT:	1995
CONSTRUCTION:	BLOCK





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