



FOR SALE

791 Piedmont Wekiva Road
Apopka, FL 32703



RESOURCE
DEVELOPMENT
INVESTMENT
PROPERTIES
INCORPORATED

THE MARKET

- Located off Hwy 436 in the Wekiva Apopka area
- Walking distance to a large retail center with restaurants, bars, clothing stores, and more

Wekiva Golf Club



441

BIG LOIS

436

SONNY'S
BBQ



441

sam's club

wawa

Walmart
Save money. Live better.



KOHL'S



Walmart
Save money. Live better.



434

SEMINOLE
STATE COLLEGE

414

414

PROPERTY OVERVIEW

- **Type:** High Tech Office Building
- **Size:** 10,550 square feet
- **Living Area:** 9,634 square feet
- **Parking:** 41 spaces
- **Unique Features:**
 - Skylights and numerous windows
 - Large diesel generator to support
 - Open space design (critical for tech company needs)
- **Stories:** 2
- **Elevators:** 2
- **Built:** 2002
- **Current Lease:** \$230,000/year (1 year remaining)

BUILDING FEATURES

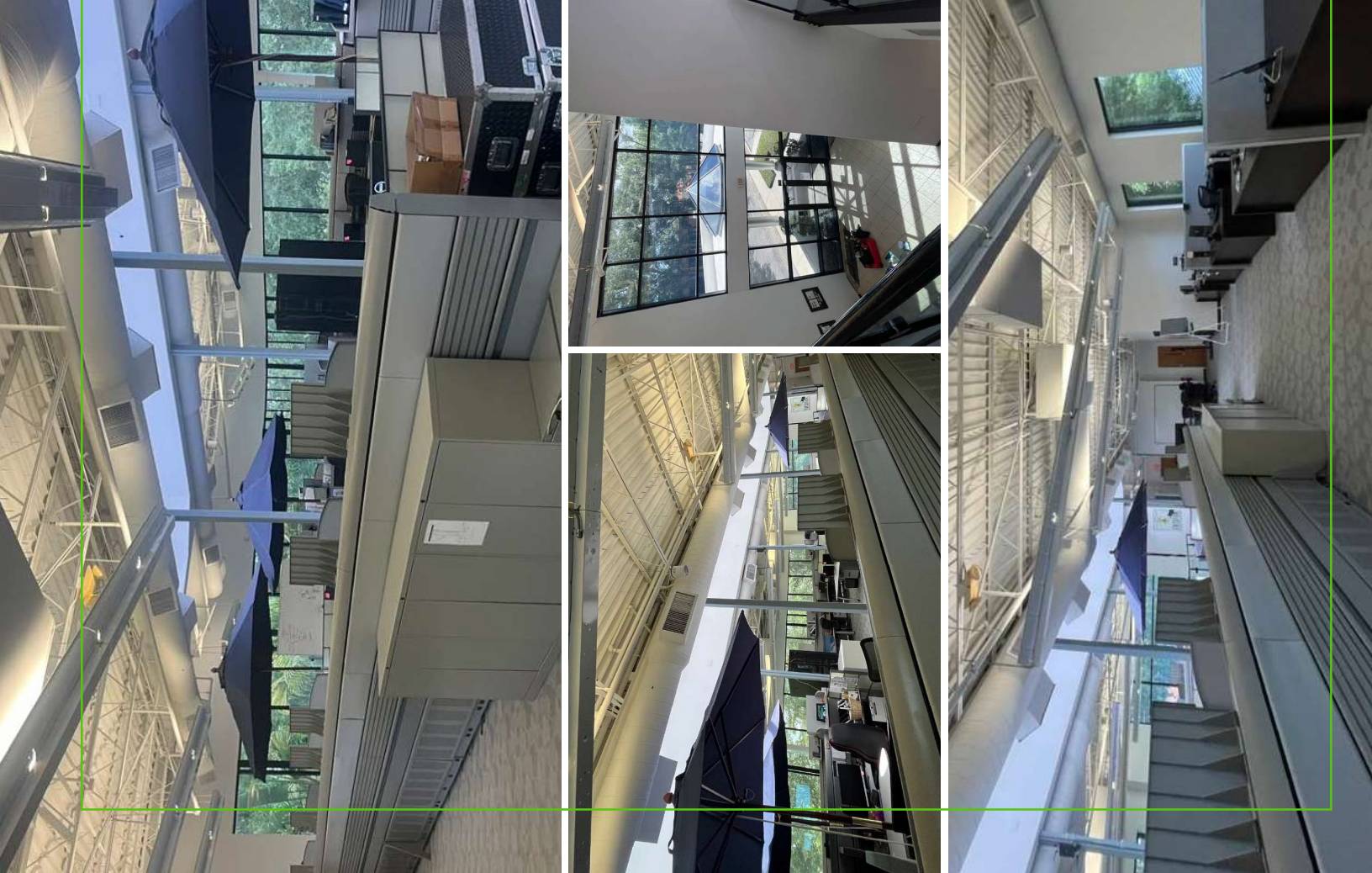
- **High Tech Office Environment:** Modern design with skylights and ample windows for natural light, promoting an open and productive workspace.
- **Power Reliability:** Equipped with a large diesel generator to ensure continuous tech operation.
- **Accessibility:** Easy access with three elevators, catering to both floors efficiently.
- **Parking:** 41 parking spaces available, accommodating both staff and visitors.
- **Roof Warranty:** 15-Year NDL Warranty effective from April 15, 2023

INVESTMENT OPPORTUNITY

This building is currently leased at \$230,000 per year, demonstrating a strong value. Its strategic location and high-tech features make it a prime investment opportunity.

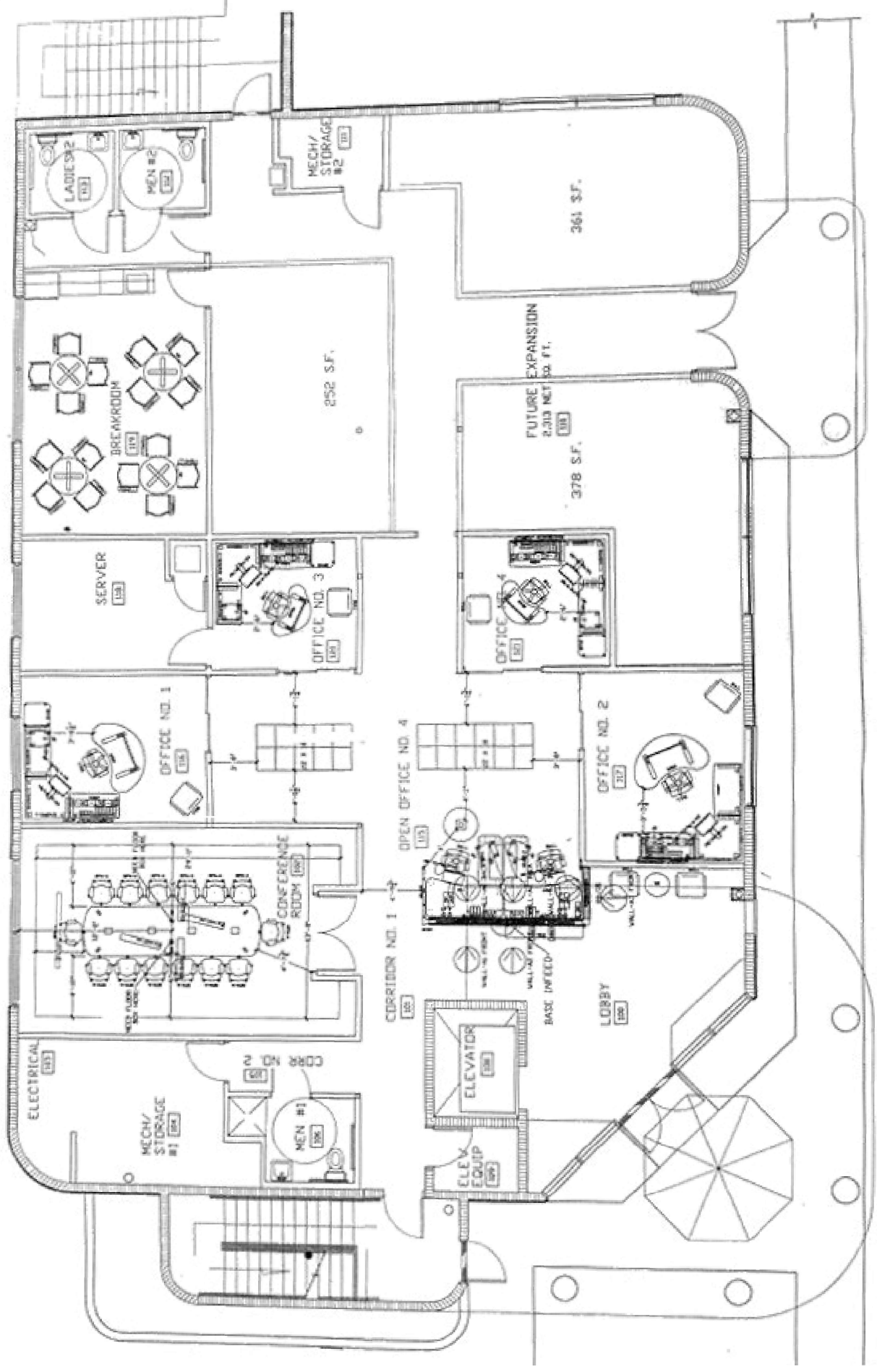
ASKING PRICE

Call for Pricing



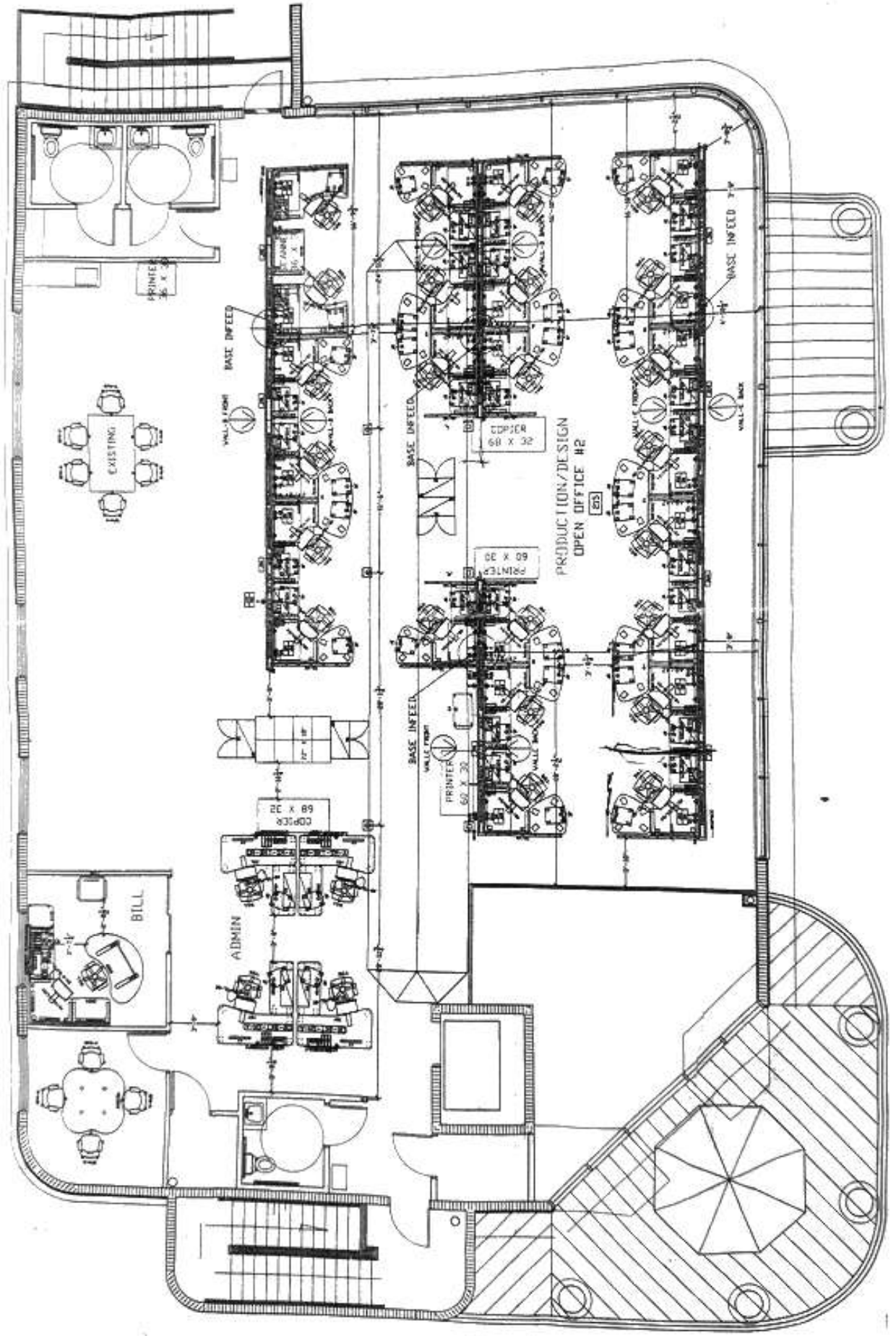
FLOOR PLAN

First Floor - 4,968 SF



FLOOR PLAN

Second Floor - 4,648 SF



CONTACT US

For more details or to schedule a viewing, please contact



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