

**FOR
SALE
OR
LEASE**

**PROFESSIONAL OFFICE
MATLAND, FL 32751**



340 E HORATIO AVE



CONTACT

Scott Garrett
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Results Real Estate Partners, LLC
Licensed Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

PROPERTY HIGHLIGHTS

- **2,614 SF Professional Office Space Available**
- **Bldg Signage visible: Hwy 17-92 and Horatio**
- **Roof and HVAC newer; Interior improved**
- **Zoned: DMZD Land Size: .18 acres**
- **Parking: 10 +/- spaces Ratio: 3.85 per 1,000 SF**
- **Close to: US HWY 17-92, I-4, SR 436, Lee Road**
- **Purchase Price: \$690,000**
- **Lease Rate: \$15.99 Modified Gross**

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MAP OVERVIEW



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AERIAL OVERVIEW

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AERIAL OVERVIEW



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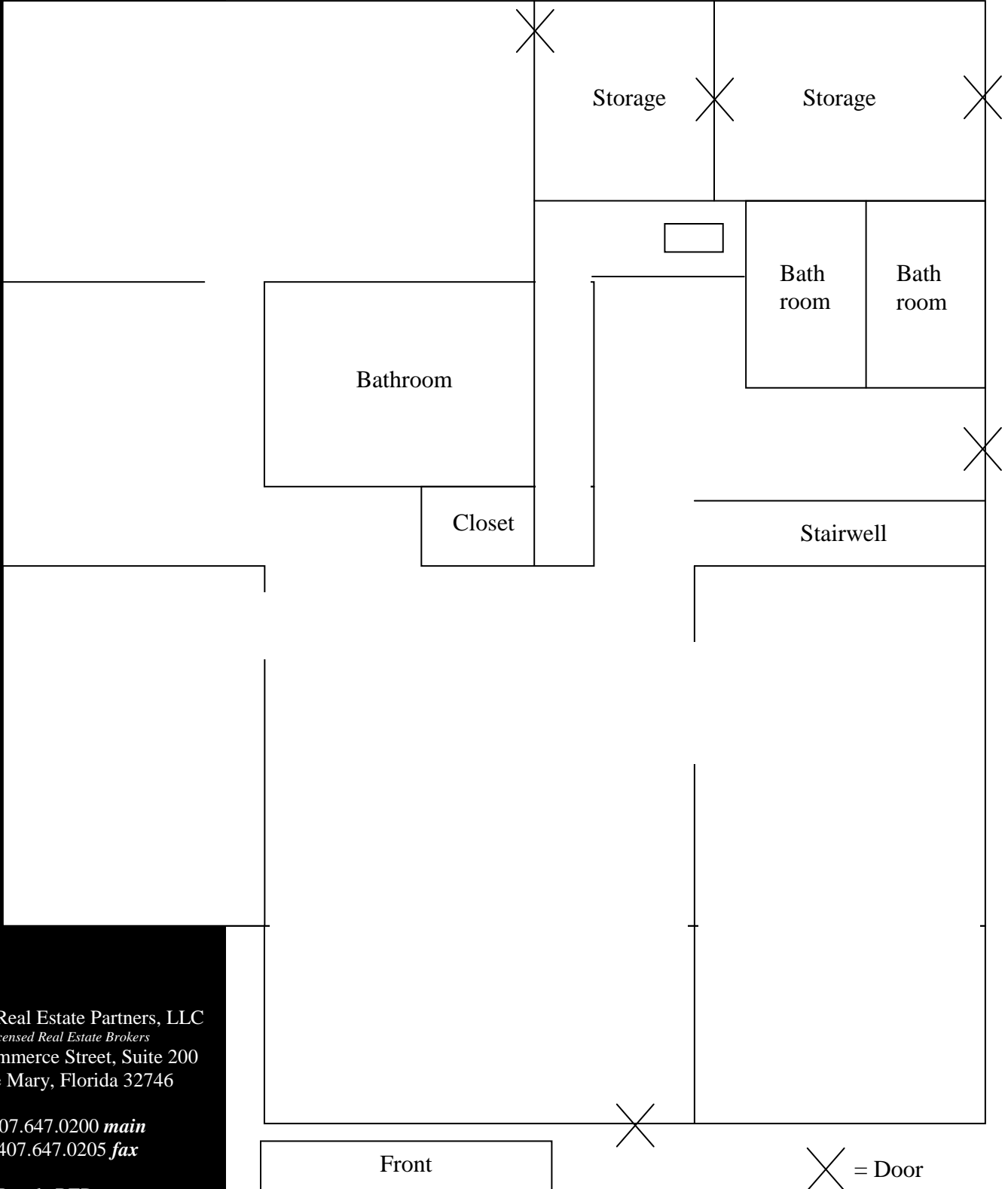
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First Floor, Rough Approximation Floorplan



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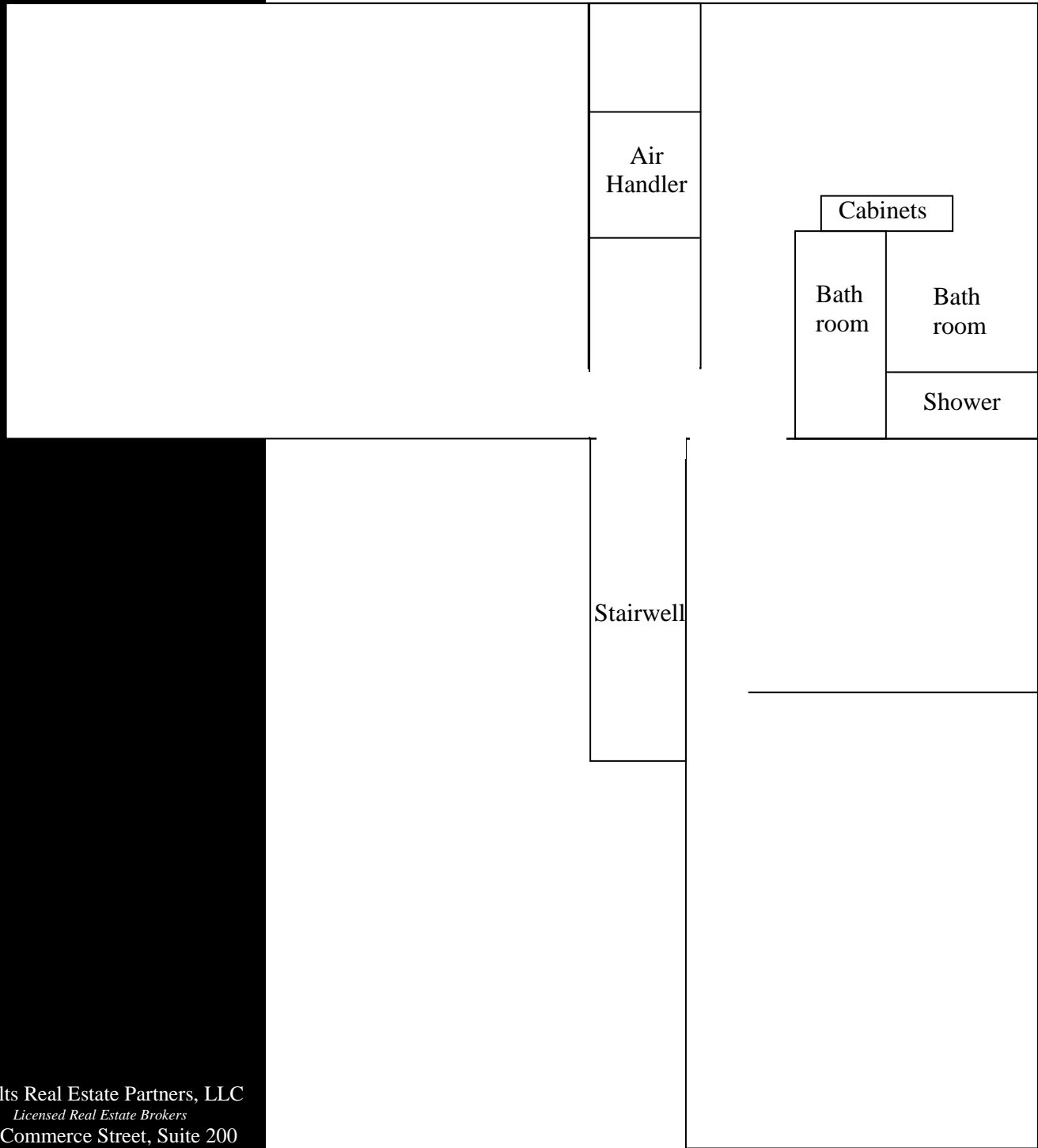
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Second Floor, Rough Approximation Floorplan



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