



659 Maitland Avenue

ALTAMONTE SPRINGS, FL. 32701

Price:
\$875,000



ROBIN KESLER, CCIM
Commercial Director
(407) 366-4500
rkesler@mac.com
BK694599, Florida

PROPERTY SUMMARY

659 MAITLAND AVENUE | ALTAMONTE SPRINGS, FL 32701



Property Summary

Price:	\$875,000
Building SF:	3,600
Price / SF:	\$312.50
Rentable SF:	36000
Occupancy:	0
Floors:	1
Lot Size:	16,500 SF
Signage:	Front Facing Maitland Ave
Year Built:	1985
Renovated:	1998
Parking:	16
Parking Ratio:	5/1000
Zoning:	MOR 1

Property Overview

There are five power bills, redividing the building should not be a big problem. The zoning and use will work for most office uses and light retail. The building has ADA ramps on each side of the building, with a charming brick walk around leading to the back view of natural Florida greenery. This building was built 1985 and renovated 1998.

Location Overview

This building is ideally located between booming SR 436 and classic Maitland Ave. Daily traffic count is 21,815.

PROPERTY DESCRIPTION

659 MAITLAND AVENUE | ALTAMONTE SPRINGS, FL 32701



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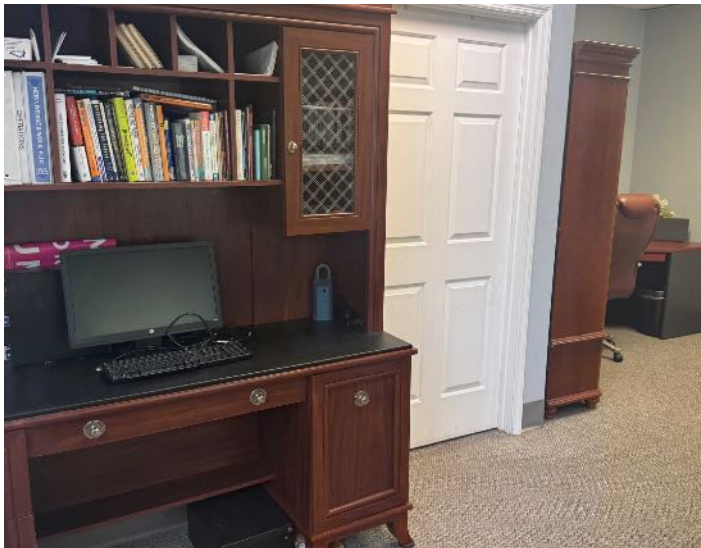
This 3600 sq ft building, under heat and air, was originally built to four separate offices of 900 sq ft each (units A,B,C,D) the current configuration is two units. of 2700 sq ft and 900 sq ft. There are five power bills, redividing the building should not be a big problem. This 3600 sq ft building, under heat and air, was originally built to four separate offices of 900 sq ft each (units A,B,C,D) the current configuration is two units. of 2700 sq ft and 900 sq ft. Units A,B & C has a charming reception, and waiting room, office work area, six lockable offices, a large conference room with a side cabinet and sink AND a large executive office with a restroom and in suite office.

Two air handlers, kitchenette, three sinks, 12 x 10.5 ft file room, large classroom (11ft x 22 ft) in Unit C tech closet, with a restroom.

The smaller unit on the left is a stand alone end unit with reception, entry desk, four offices, conference room, separate air handler and an ADA restroom, (for a total of 4 in the building) The entire building is appealing with a mix of carpet and tile flooring. Button decos on the doors give an antique appearance. An abundance of cabinets and large glass windows throughout provide a relaxing and appealing environment.

PROPERTY PHOTOS

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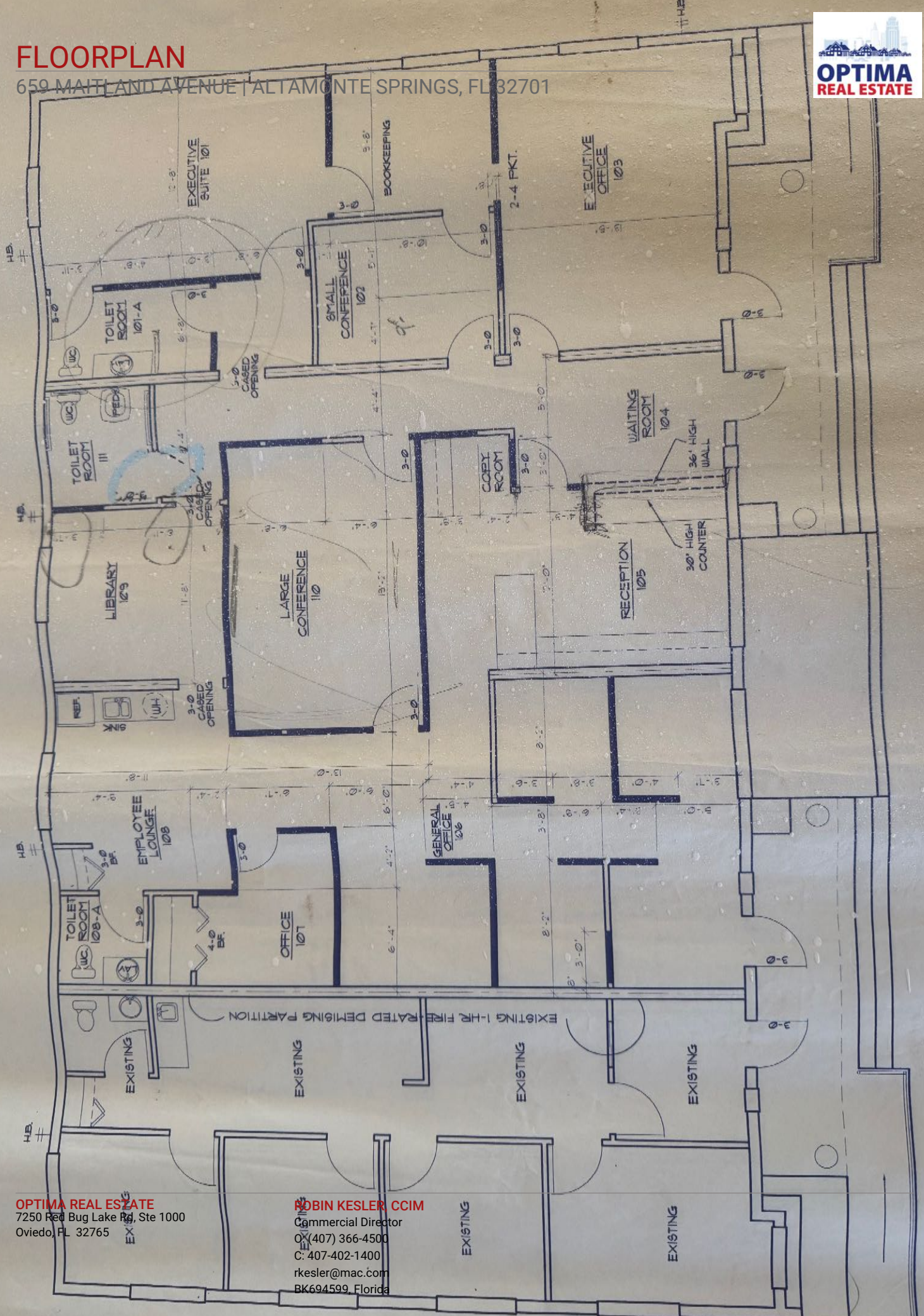


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FLOORPLAN

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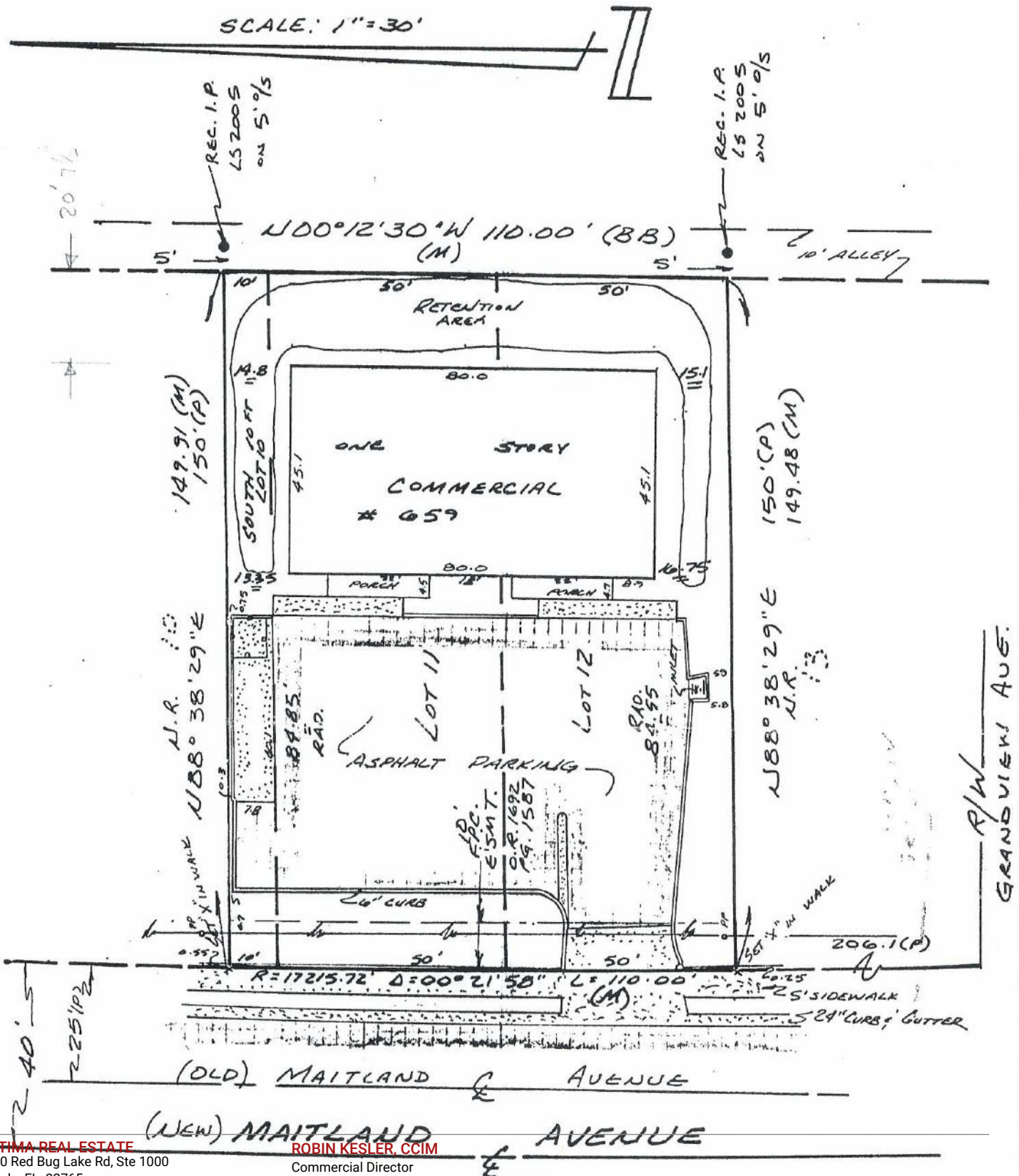


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NOTES:

1. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. TH
2. OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
3. NO ABOVEGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SURVEY IS PREPARED FOR THE THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHO
5. RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS ARE BASED ON ASSUMED DATUM ON THE LINE SHOWN AS BASE BEARING (BB)..



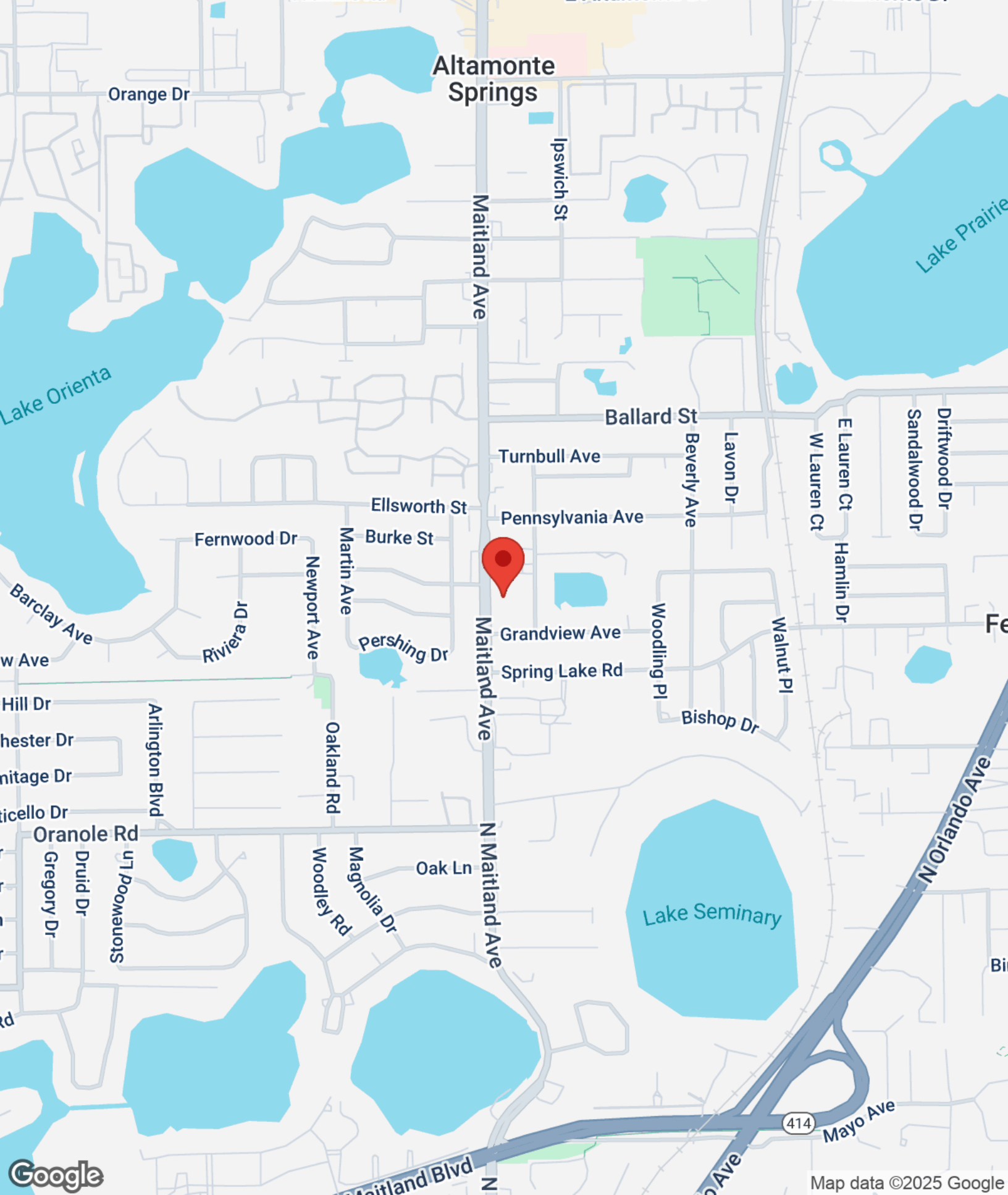
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CERTIFIED TO: JOHN & BETTY MARSHALL
CHICAGO TITLE INSURANCE CO

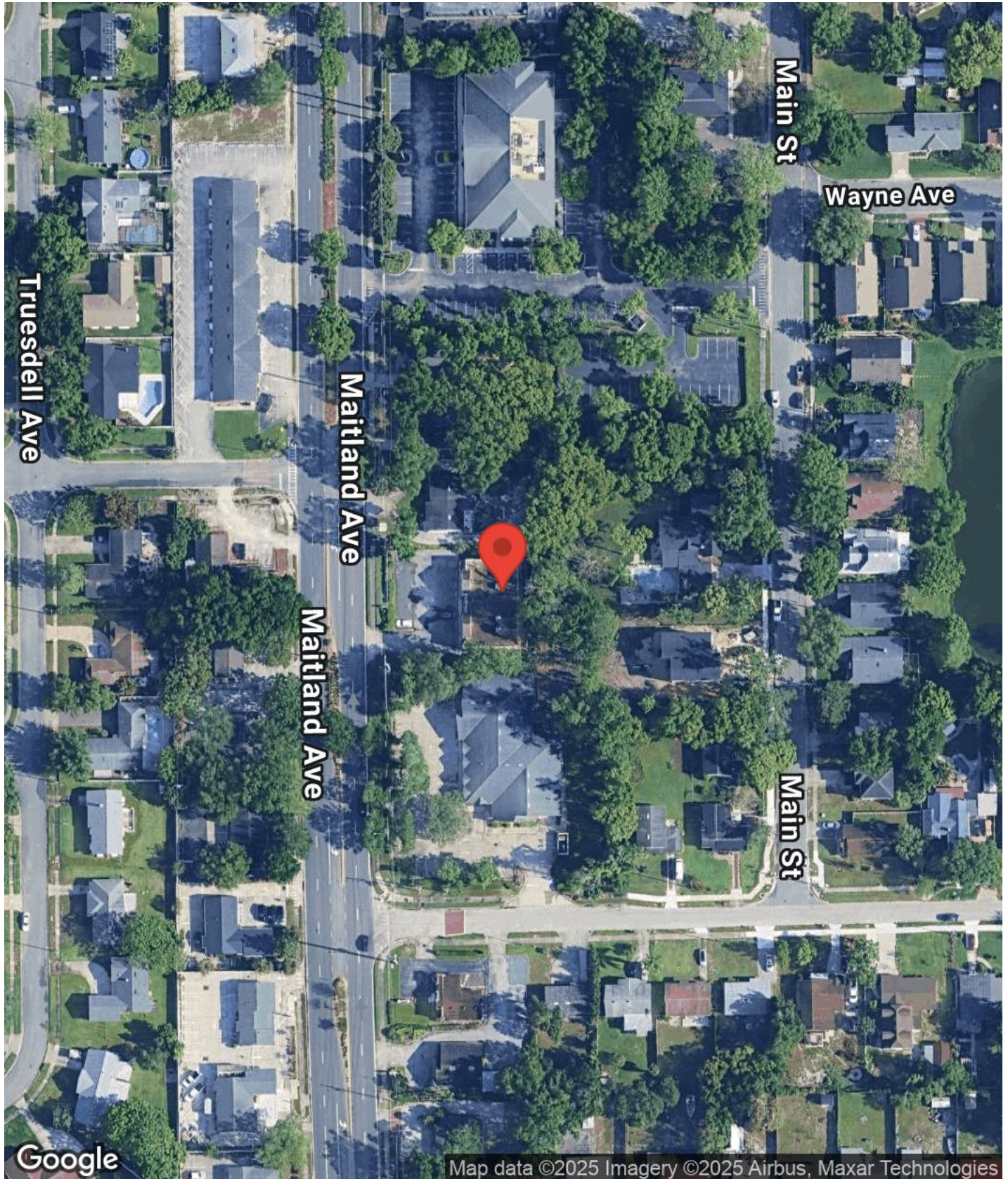
BUSINESS MAP

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AERIAL MAP

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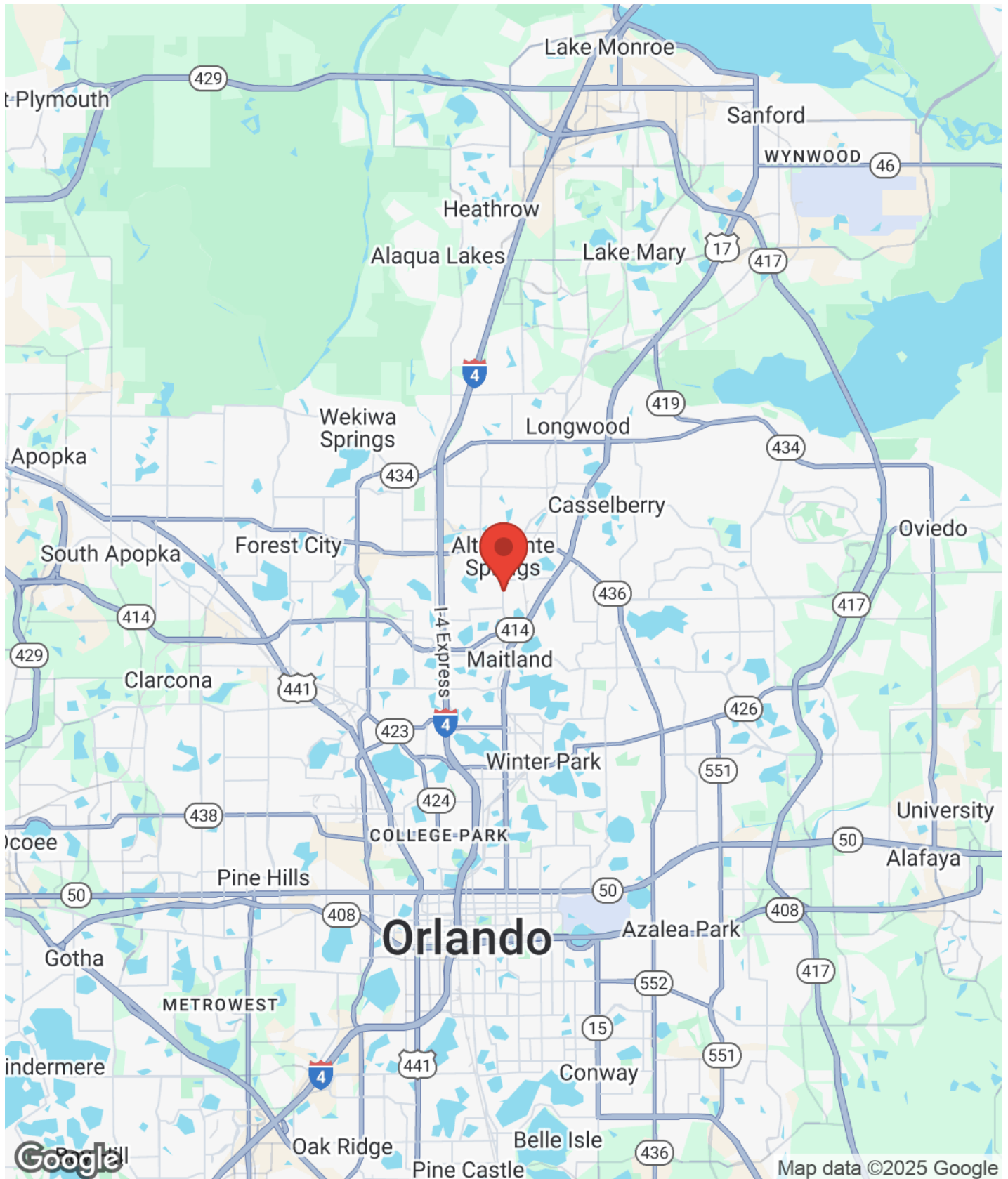


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REGIONAL MAP

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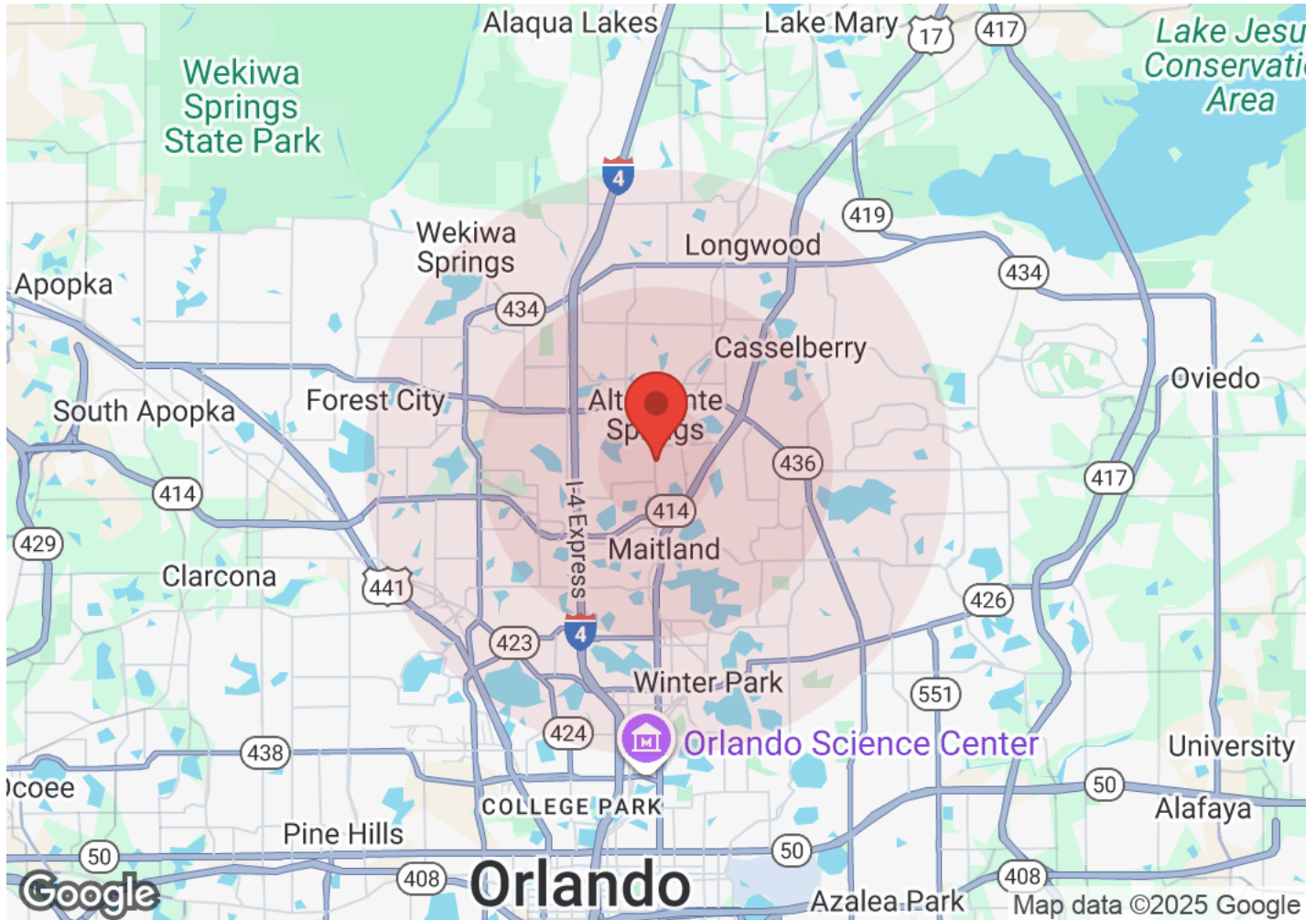


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,507	47,965	132,656	Median	\$71,235	\$75,899	\$78,032
Female	6,071	51,096	138,719	< \$15,000	316	3,352	9,155
Total Population	11,578	99,062	271,375	\$15,000-\$24,999	290	2,782	6,361
				\$25,000-\$34,999	551	3,154	8,389
				\$35,000-\$49,999	740	5,187	13,441
				\$50,000-\$74,999	923	7,675	19,935
				\$75,000-\$99,999	532	5,798	16,004
				\$100,000-\$149,999	1,111	8,093	21,149
				\$150,000-\$199,999	370	3,493	9,898
				> \$200,000	573	5,182	14,111
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,625	14,965	41,774	Total Units	5,648	46,898	124,279
Ages 15-24	1,074	10,514	29,829	Occupied	5,405	44,715	118,443
Ages 25-54	4,767	43,331	114,858	Owner Occupied	3,136	22,140	63,286
Ages 55-64	1,431	12,236	34,132	Renter Occupied	2,269	22,575	55,157
Ages 65+	2,679	18,017	50,781	Vacant	242	2,183	5,836
Race	1 Mile	3 Miles	5 Miles				
White	7,009	52,632	147,709				
Black	1,162	16,068	39,811				
Am In/AK Nat	14	79	217				
Hawaiian	6	30	54				
Hispanic	2,688	24,102	65,836				
Asian	405	3,893	11,561				
Multi-Racial	270	1,961	5,400				
Other	23	307	760				

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PROFESSIONAL BIO

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Robin is a Broker Associate/Part Owner/Commercial Manager of Optima Real Estate in the Oviedo/Winter Springs area since 2011.

Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Robin specializes in Office, Medical, Retail, Industrial/Flex, and Specialty Commercial Real Estate as a Seller/Buyer Broker and Leasing Broker.

Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.



Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016 and earned the Florida Outstanding Realtor for Commercial Real Estate in 2017.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.

DISCLAIMER

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PRESENTED BY:

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