



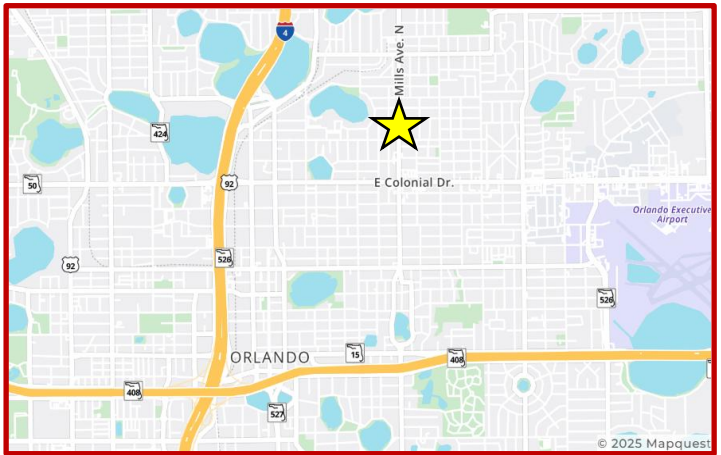
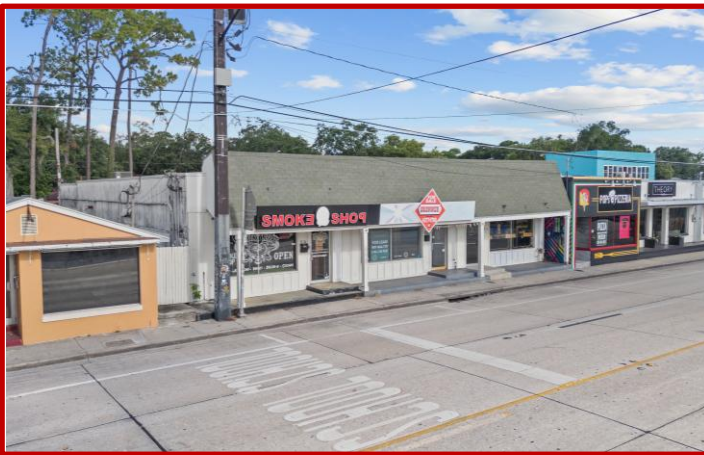
C. Brenner, Inc.

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COMMERCIAL REAL ESTATE

6.7% Cap Investment Opportunity Major Orlando Retail Corridor

**926 N Mills Ave,
Orlando, FL 32803**



- PRICE REDUCED \$2,699,000 (6.7% cap rate on in-place NOI)
- Cash flowing retail investment in the heart of Red Hot Mills/50
- Anchored by popular craft cocktail bar Death in the Afternoon since 2021
- Two exciting new tenants bring total rent roll to \$15,000/month (\$180,000 annual NOI)
- Block building is 4,800 SF total, split into 3x 1,600SF bays
- All spaces have been renovated in the last 5 years
- Unrivalled walkability on one of Orlando's most desirable retail corridors
- Six private parking spaces behind the building plus ample street parking
- City of Orlando offers many grant opportunities for façade improvements
- **Parking lot at 1000 N Mills now available for purchase!** Open unlimited possibilities with a dedicated parking lot 340' from 926 N Mills – Call Broker for more info

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