

**FOR
SALE**

6831 N. ORANGE BLOSSOM TRAIL
ORLANDO, FL 32810



MINI-STORAGE/WAREHOUSE/OFFICE BUILDING



PROPERTY HIGHLIGHTS

- **15,094 SF of Commercial Buildings**
- **Dual Use Allowed on Site**
- **1.54 Acres Zoned C-3 (Ample Parking)**
- **Rentable Outside Storage Areas and Billboard Income**
- **Built and Renovated in 2003 with Ample Signage**
- **Located at the Intersection of Rose Ave and N. OBT**
- **Great Owner User Property with Mini Storage Income**
- **Sales Price: **\$975,000****

CONTACT

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Results Real Estate Partners, LLC
Licensed Real Estate Brokers
108 Commerce Street, Suite 200
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This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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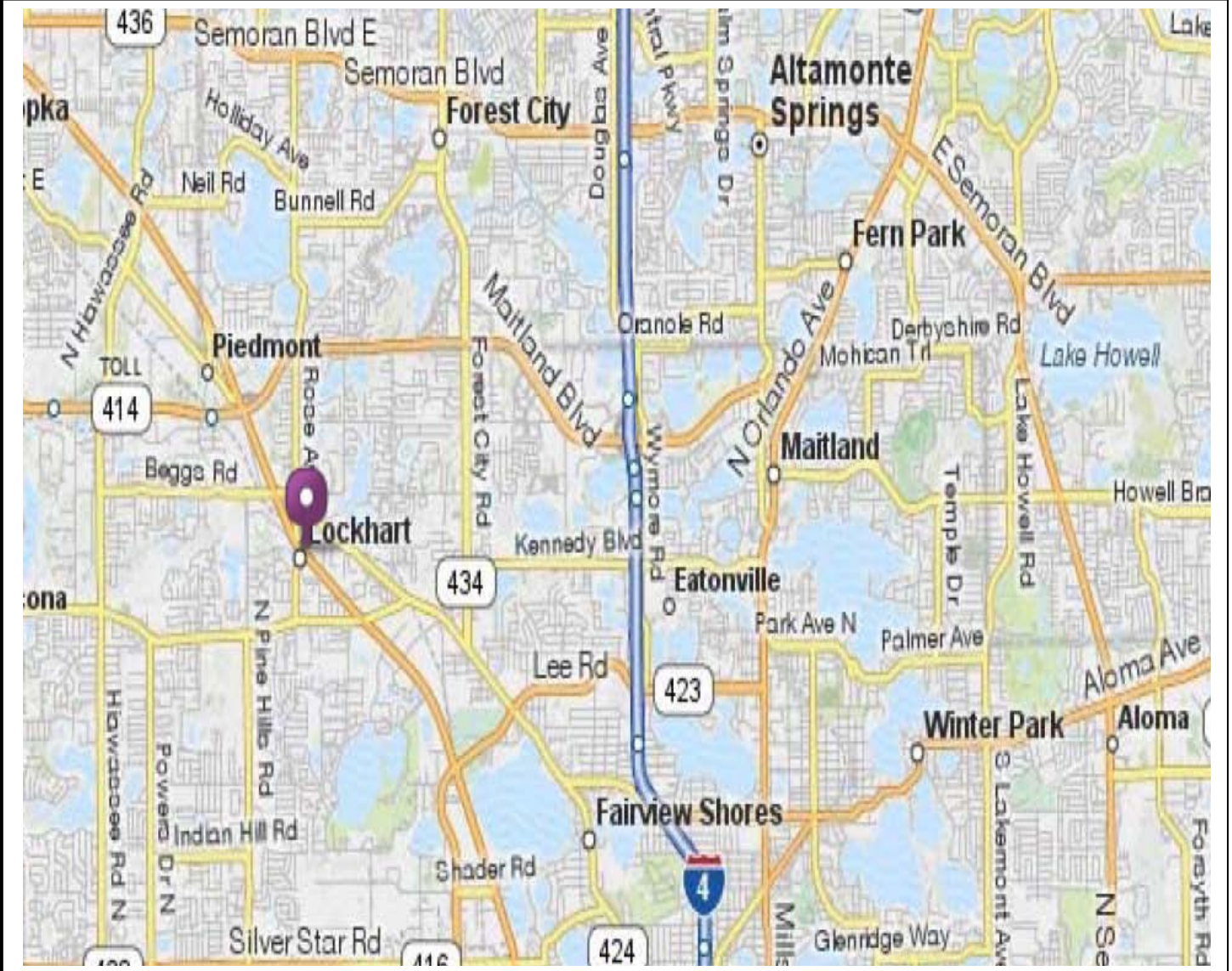
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RESULTS
REAL ESTATE PARTNERS, LLC

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- Located near Edgewater Drive, Rose Ave, Clarcona Ocoee Road, and All American Blvd in the Lockhart Area.
- Easy Access to Maitland Blvd less than ½ of a mile away.

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6831 N. Orange Blossom Trail Investment Proforma

	5 Buildings	Year Built	Enclosed	Open	Units	Size	Potenatial Rent	Monthly Rent	Annual Rent
A	Mini Storage Bld. 1	2003	4,800		24	10x20	\$ 150	\$ 3,600	\$ 43,200
B	Mini Storage Bld. 2	2003	3,500		28	10x10	\$ 75	\$ 2,100	\$ 25,200
C	AC Warehouse	2003	1,800		\$6			\$ 900	\$ 10,800
D	Open Warehouse	2003		2,800	7	Parking	\$ 125	\$ 875	\$ 6,125
E	Office Space	1945	2,194		\$10			\$ 1,828	\$ 21,940
Total Buildings Area			12,294	2,800				\$ 9,303	\$ 107,265

Total Building Under Roof 15,094 SF

Zoned C-3 Ample Parking Spaces

Billboard Income \$ 10,000

Potential Gross Rent \$ 117,265 At 100% Occupancy