

For Sale & Lease

Maitland Square - Office Condo

\$345,000 | \$20.00 / SF



331 North Maitland Ave, Unit D-3

Maitland, Florida 32751

Property Highlights

- First floor unit - 1,431± SF
- Close proximity to Florida Hospital Altamonte; 5 minutes from I-4, 2 minutes from US Hwy 17-92 (Orlando Ave)
- Well laid out floor plan with lobby/reception area, 4 plumbed exam rooms, 2 private offices, nurse's station and work areas/filing
- Ample parking just steps from the building
- Close proximity to high-income residential neighborhoods of Maitland and Winter Park
- Walking distance to Orlando Avenue
- Zoning: PO-1 (Office)
- Lease, Purchase or Lease with Option to Purchase



Sale Price Just Reduced!

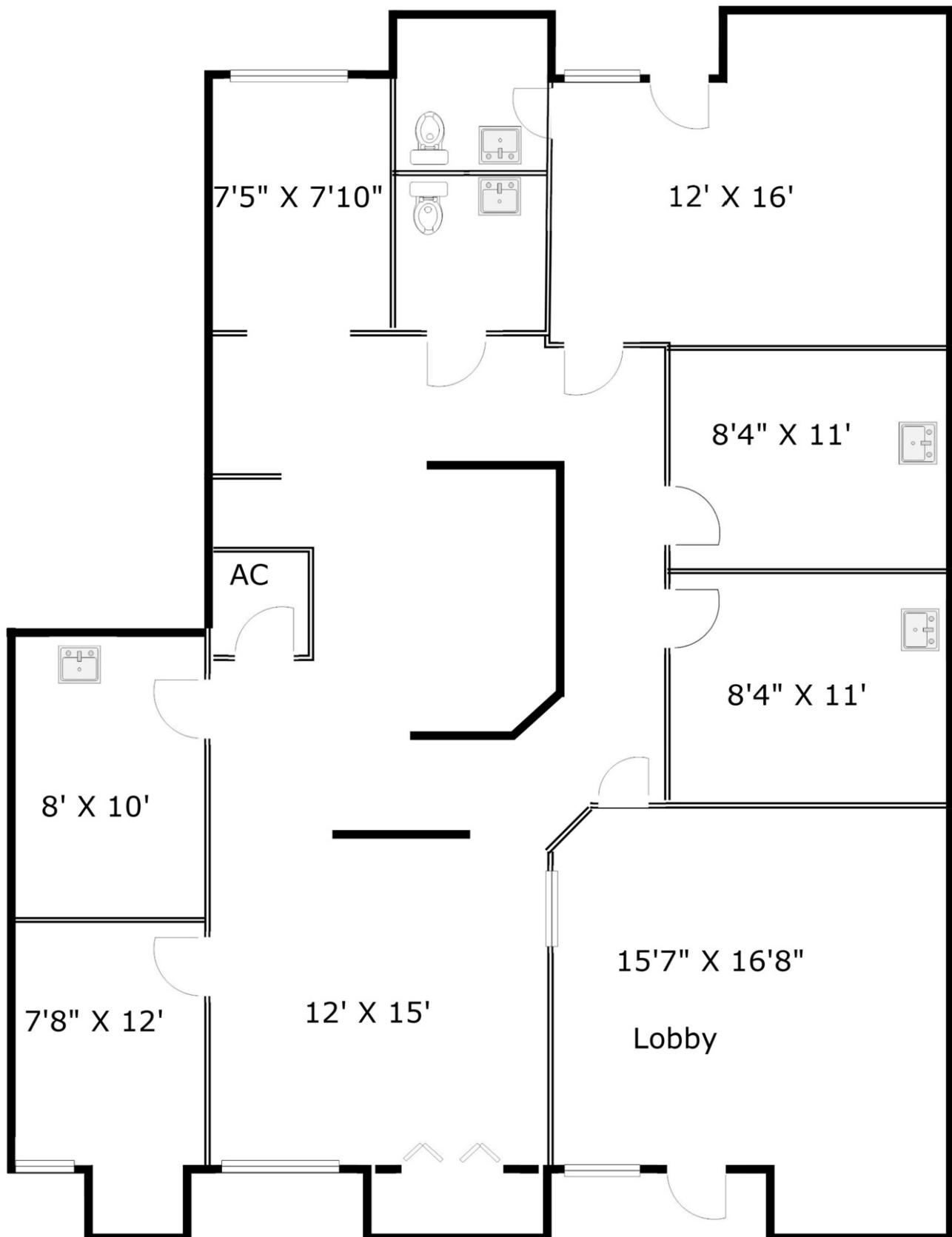
**Sale Price: \$345,000
Lease Rate: \$20.00 / SF NNN**

For more information

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Floor Plan



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

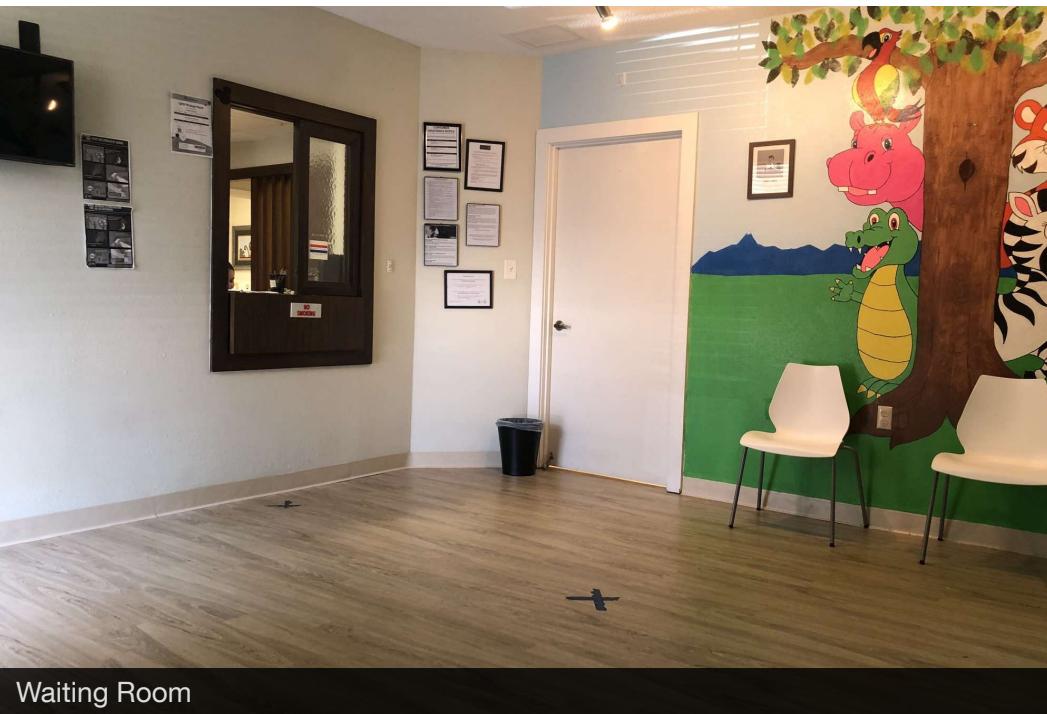
Interior Photos



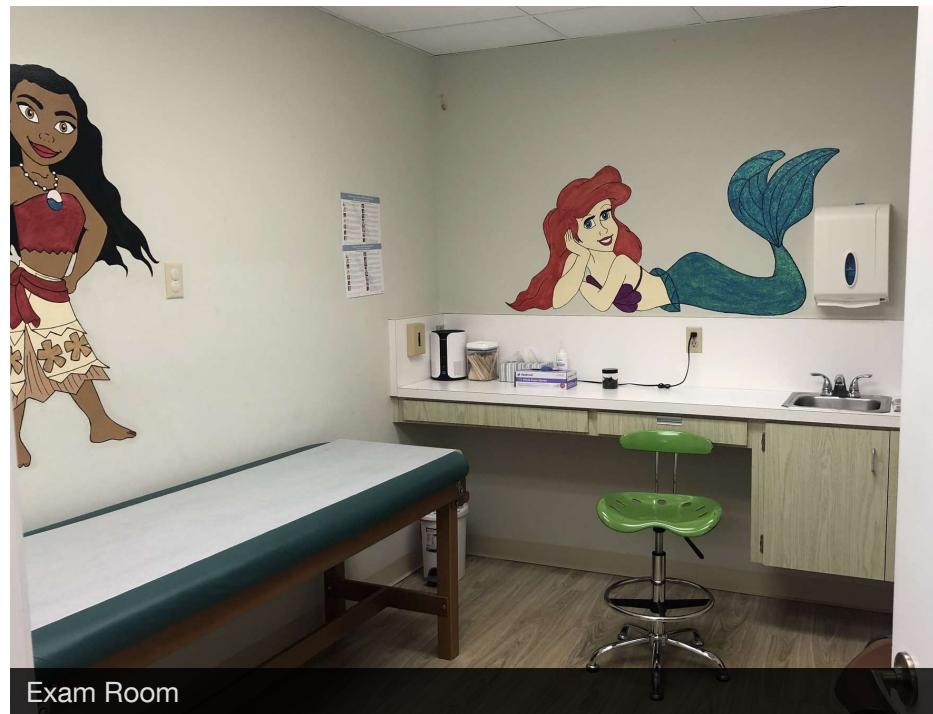
Nurses Station



Reception Area

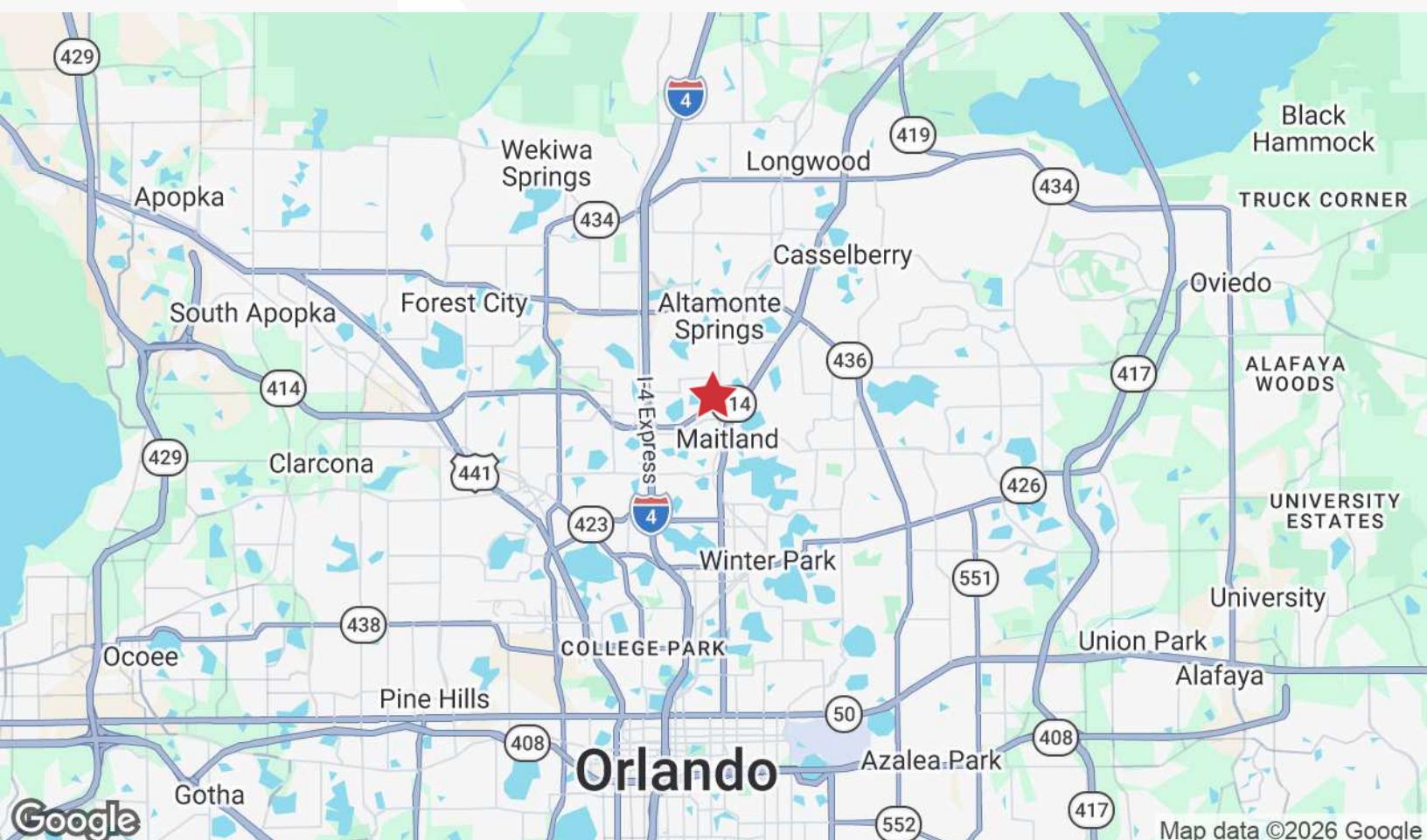
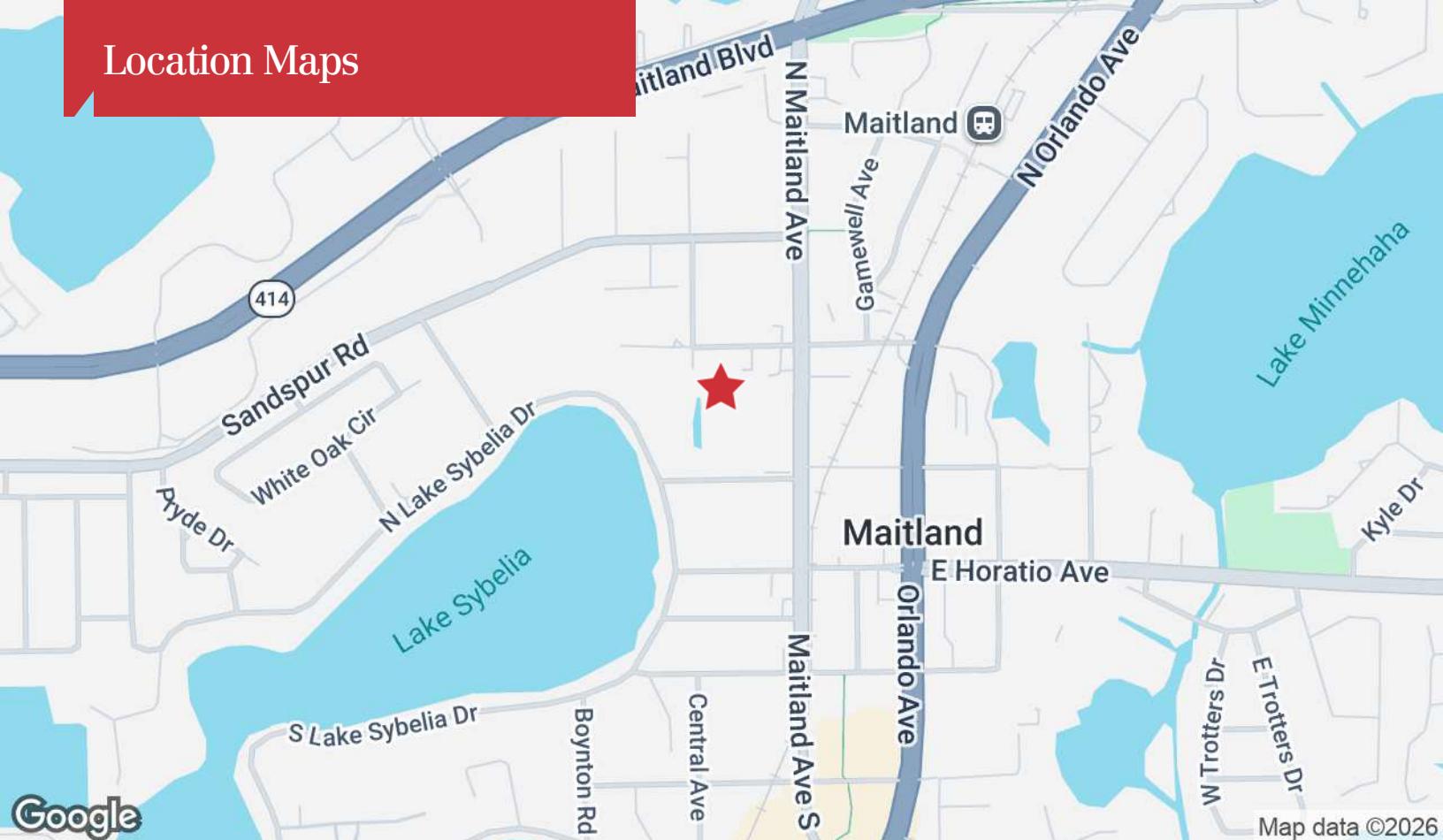


Waiting Room



Exam Room

Location Maps

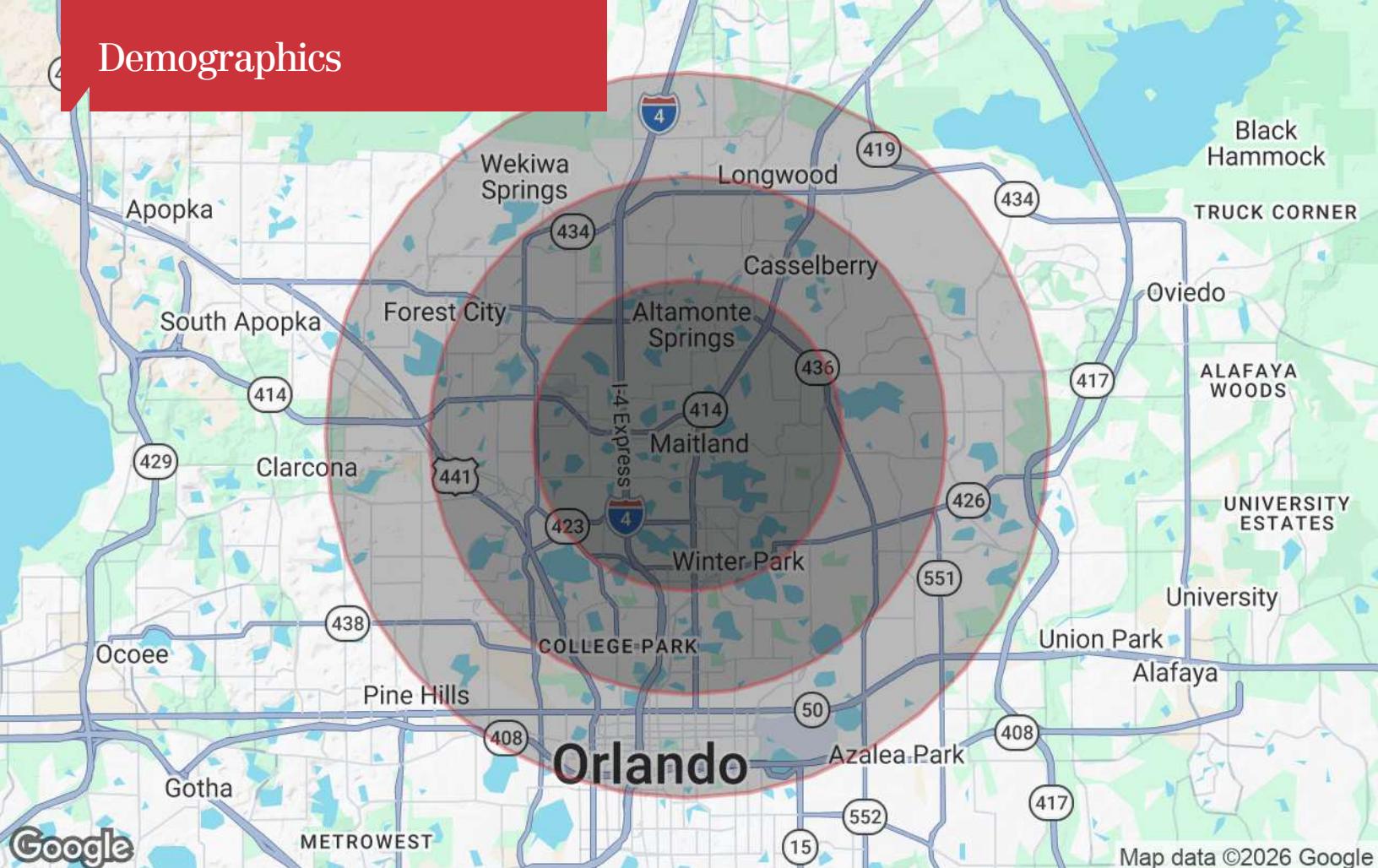


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NAI Realvest®

Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	99,891	268,142	522,756
MEDIAN AGE	42	42	41
MEDIAN AGE (MALE)	40	40	40
MEDIAN AGE (FEMALE)	43	43	42

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	44,520	115,725	217,328
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$108,713	\$104,633	\$100,768
AVERAGE HOUSE VALUE	\$493,438	\$456,059	\$432,404

* Demographic data derived from 2020 ACS - US Census

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