

For Sale

# Redevelopment Opportunity

1,900 SF Building with Excess Land | \$875,000



## 924 Delaney Avenue

Orlando, Florida 32806

### Property Highlights

- Great location - close to the Orlando Health Campus (ORMC, Arnold Palmer & Winnie Palmer Hospitals)
- 1,900± SF building with lobby/reception area, 7 offices, conference room and 2 restrooms
- 0.36± acre site has 20 parking spaces (10/1,000 ratio!)
- Ideal for redevelopment - oversized lot with extra parking
- 5 minutes from I-4 and 3 minutes from SR 408 (East-West)
- Currently Delaney Park Law Office - tenant would consider staying
- Building has been regularly updated
- Estimated operating expenses: \$5.00/SF



**Sale Price: \$875,000**

**Building: \$461/SF  
Land: \$56/SF**

For more information

**Paul P. Partyka, CCIM, MiCP, CIPS**

C: 407 341 0805  
ppartyka@realvest.com

# Property Photos



Front Parking

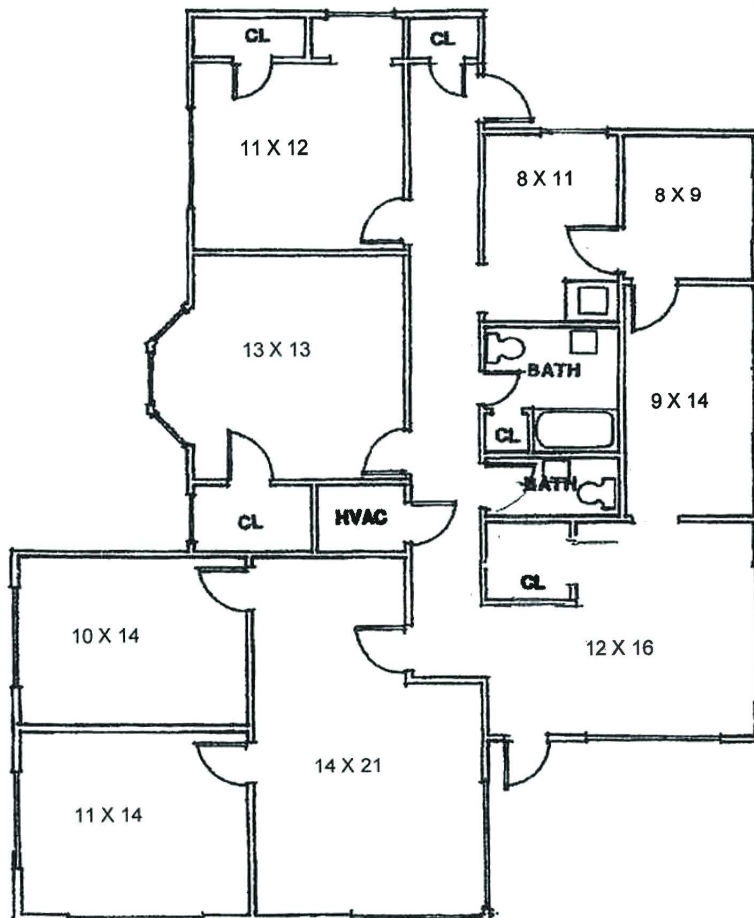
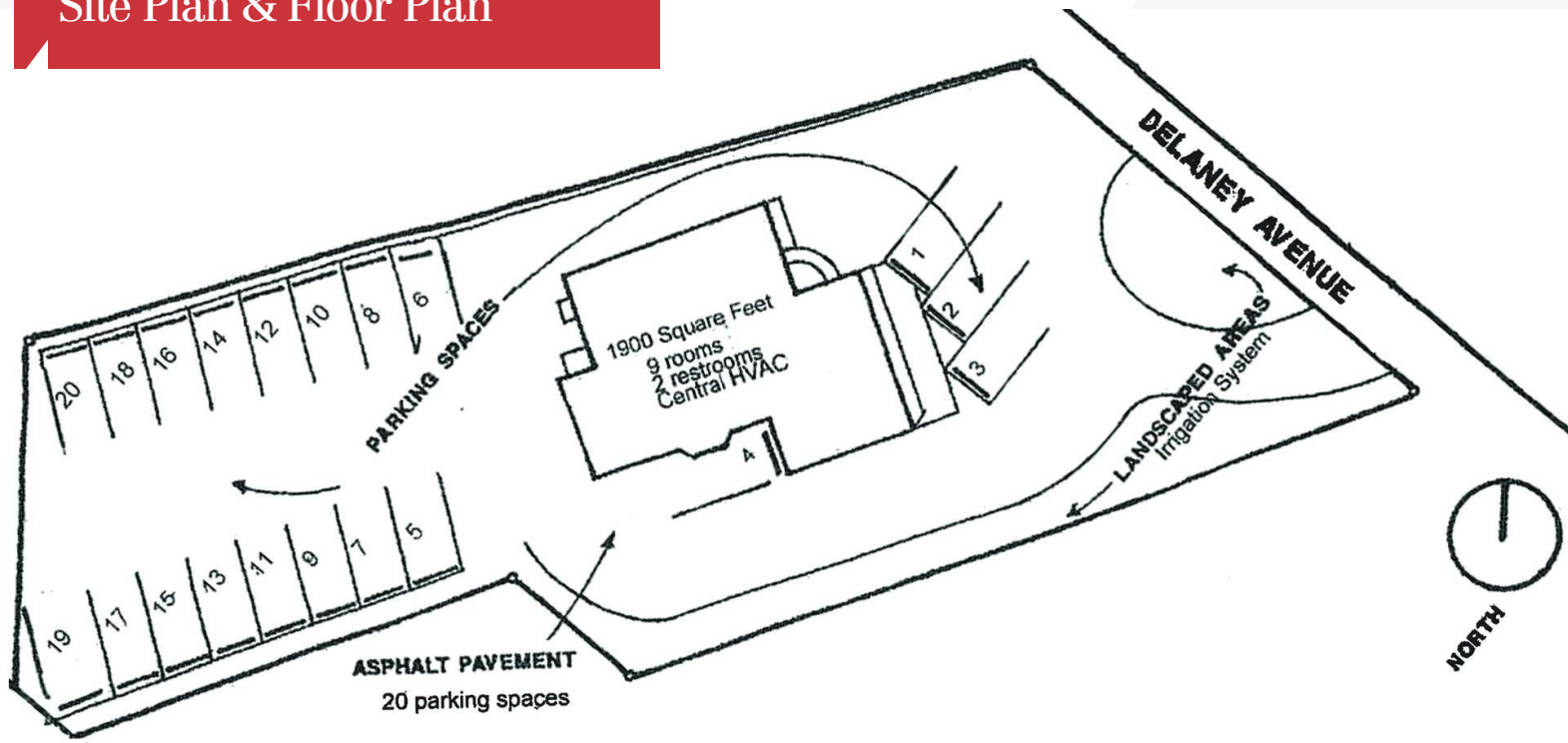


Building Rear

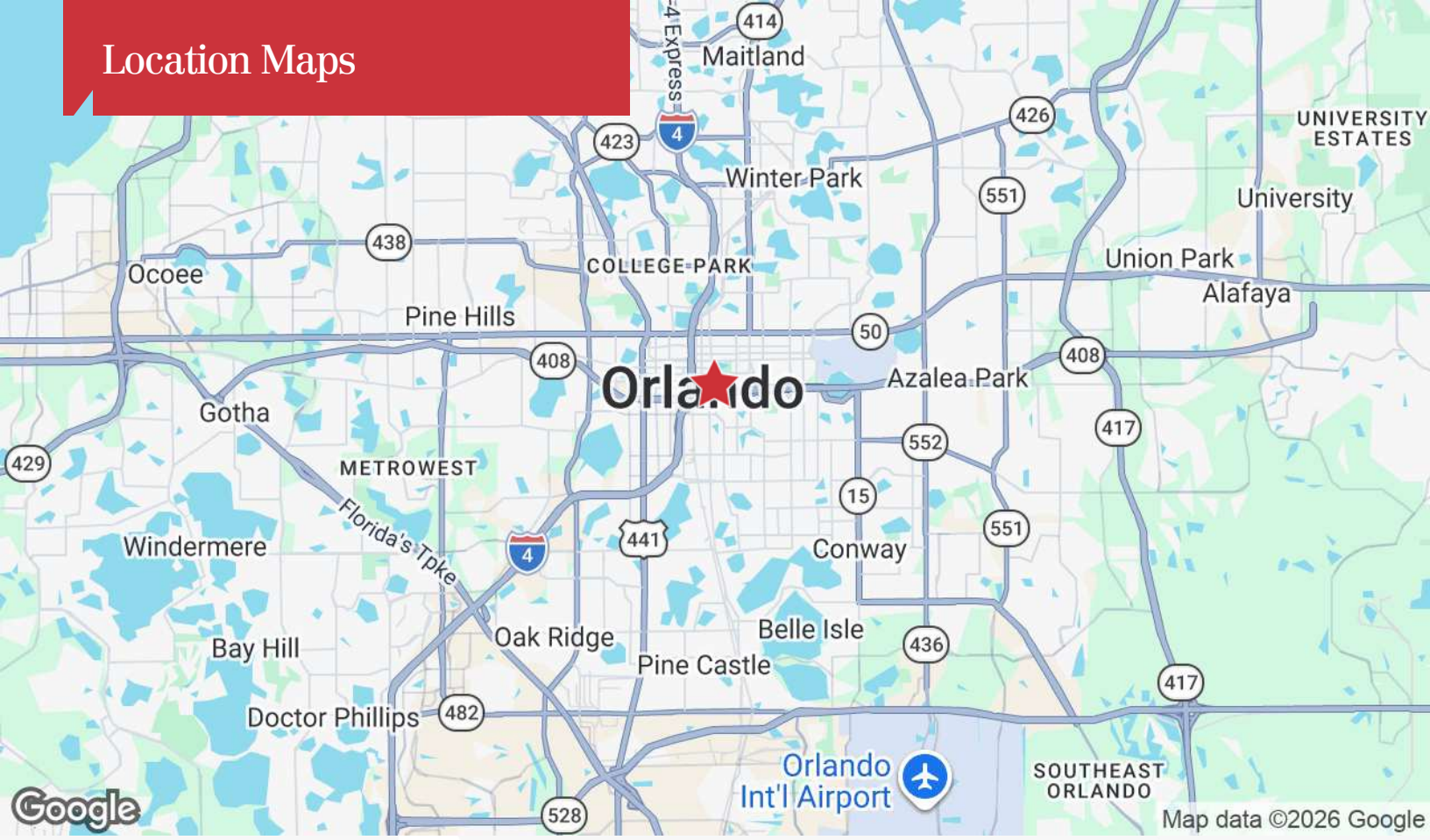


Ample Rear Parking

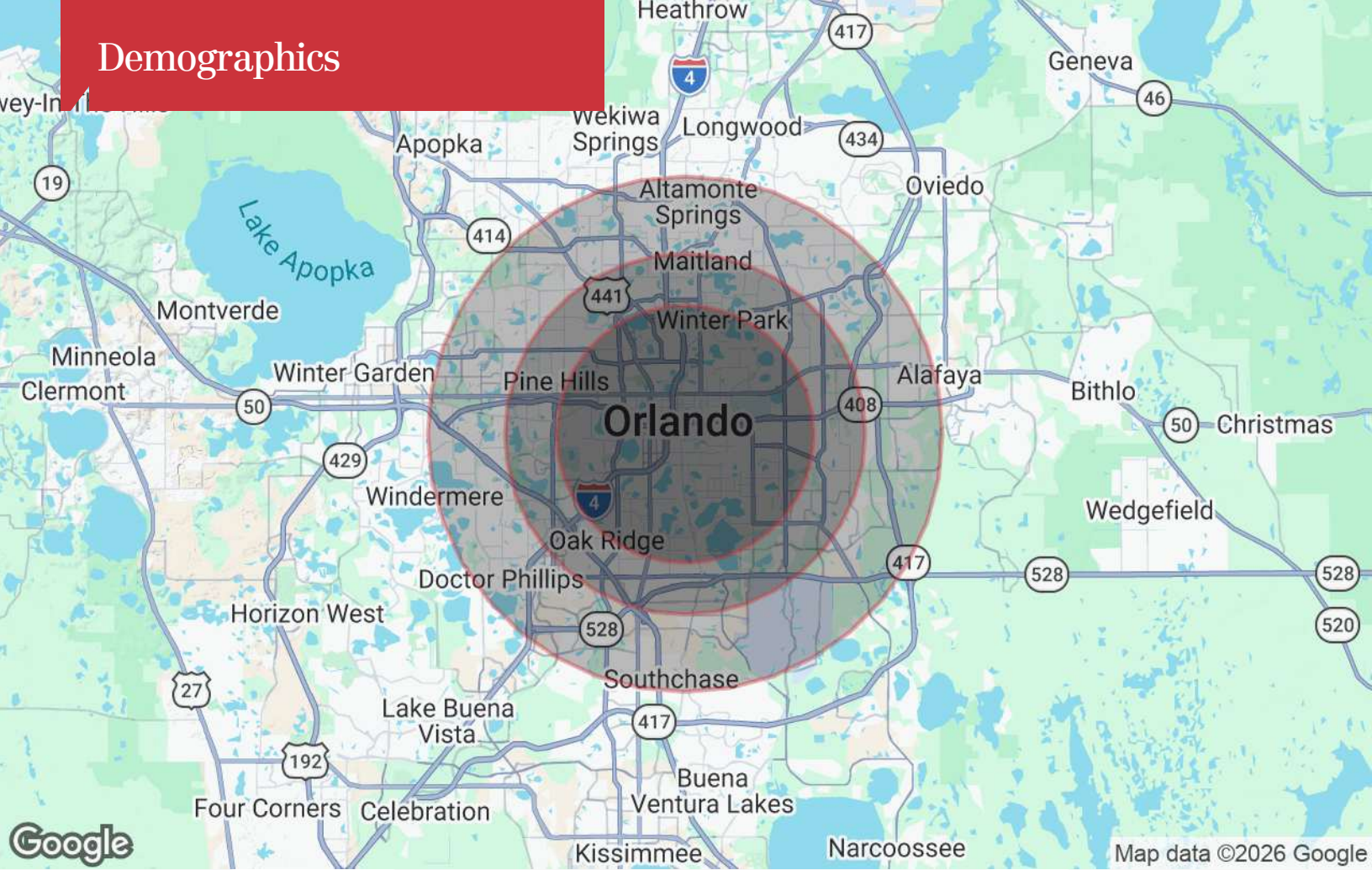
# Site Plan & Floor Plan



# Location Maps



# Demographics



## Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	300,579	580,496	978,938
MEDIAN AGE	38.8	37.4	37.9
MEDIAN AGE (MALE)	37.4	35.9	36.7
MEDIAN AGE (FEMALE)	39.8	38.5	38.9

## Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	122,102	224,642	369,555
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$103,035	\$93,952	\$98,170
AVERAGE HOUSE VALUE	\$406,972	\$380,038	\$373,495

\* Demographic data derived from 2020 ACS - US Census