

PROFESSIONAL OFFICE FOR SALE

ALTAMONTE SPRINGS, FL 32714

125 West Pineview Street



OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	6,800 SF +/-
Lot Size:	0.62 Acres
Year Built:	2000
Renovated:	2008
Zoning:	OP

PROPERTY OVERVIEW

A 6,800 SF +/- professional office building is available for sale in the heart of Altamonte Springs, offering an excellent opportunity for an owner-user seeking additional rental income. The property is currently occupied by two tenants, including AdventHealth, which leases approximately 3,400 SF +/- on a short-term lease, and an established psychology group occupying approximately 1,000 SF +/- that recently renewed its lease. The remaining 2,400 SF +/- is currently vacant and available for immediate owner occupancy, providing the ability to operate your business while benefiting from existing rental income. As the AdventHealth lease approaches expiration, future ownership presents the opportunity to occupy additional space or reposition the property to maximize long-term value.

The available owner-user suite features 8 private offices, a conference room, reception and waiting area, open workspace, breakroom, and two private restrooms, and can accommodate a variety of professional office or medical users. Conveniently located just off Douglas Avenue with immediate access to Interstate 4, the property is less than three miles from AdventHealth Altamonte Springs and offers 23 on-site parking spaces, plus additional street parking.

PROPERTY HIGHLIGHTS

- Immediate Owner-User Opportunity (2,400 SF +/- available)
- Value Add Investment Opportunity
- Less than 3 miles from Advent Health Altamonte Springs
- 23 Parking Spaces

PRESENTED BY
DANIELLE KOVIE

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OFFICE BUILDING

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ADDITIONAL PHOTOS- SUITE 1009

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FLOOR PLAN- SUITE 1009

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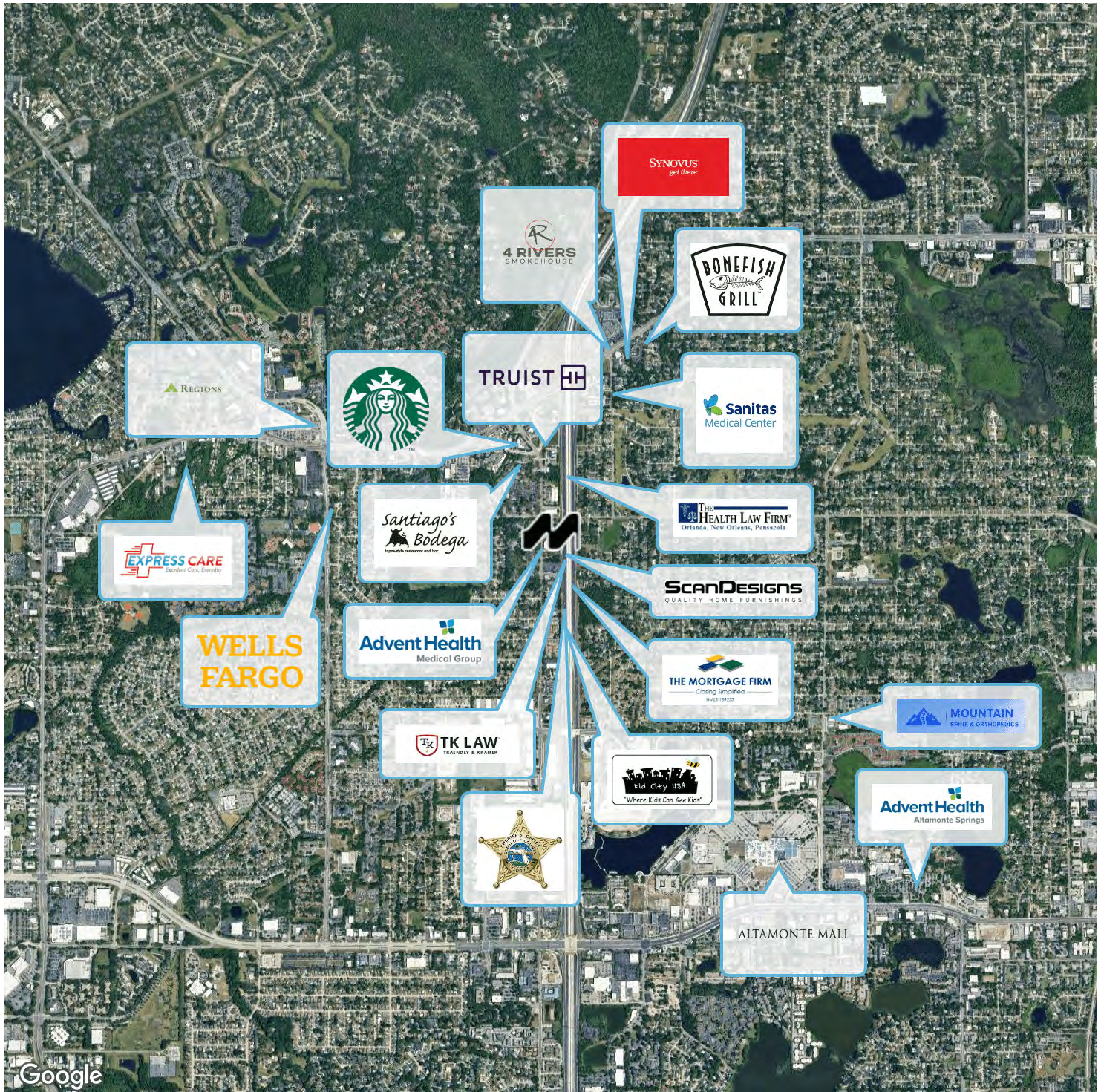
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LOCATION MAP

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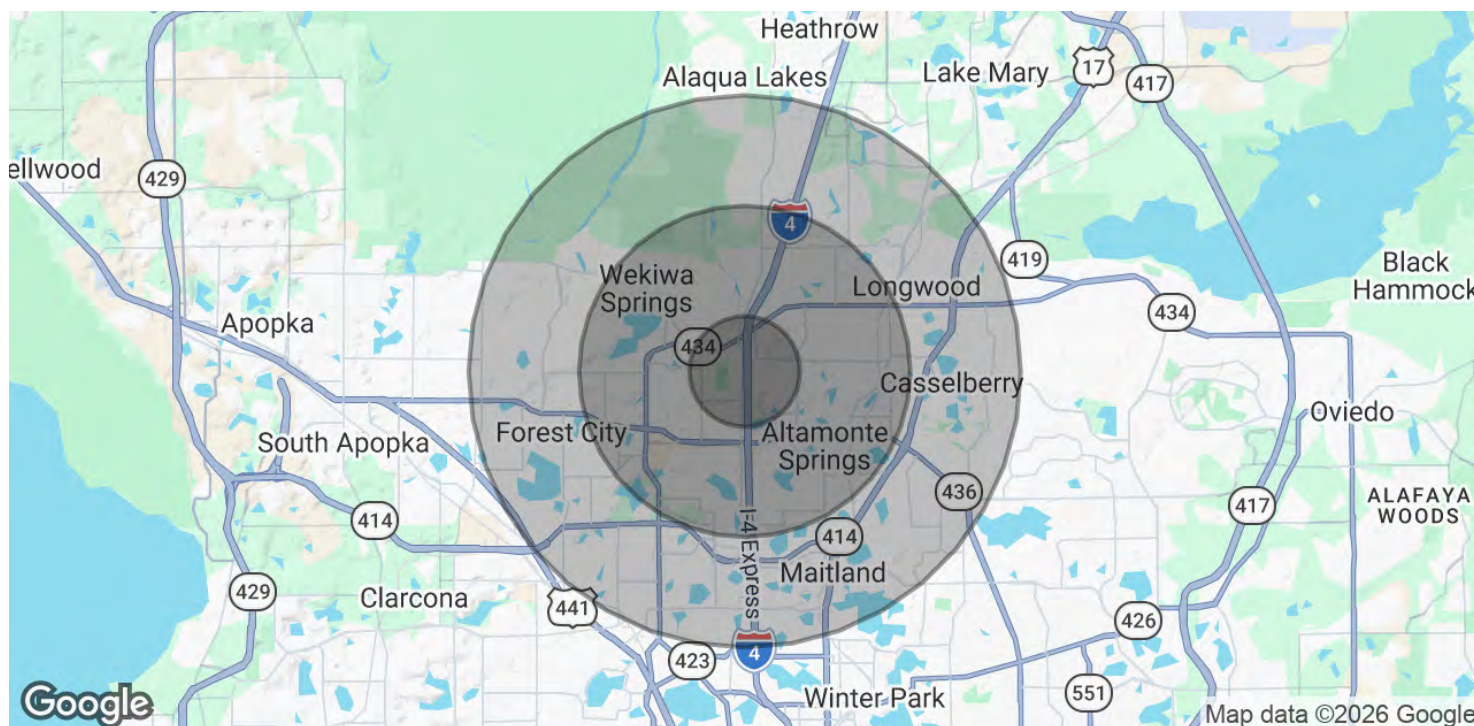
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,460	90,026	229,222
Average Age	43	42	42
Average Age (Male)	42	41	40
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,954	37,977	94,098
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$93,790	\$99,213	\$104,692
Average House Value	\$410,752	\$410,893	\$411,892

2020 American Community Survey (ACS)

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