

**FOR
SALE**

10 YEAR NNN INVESTMENT
10 YEAR BASE LEASE – 8.2% CAP RATE

**4702 WEST COLONIAL DRIVE
ORLANDO, FL 32808**



PROPERTY HIGHLIGHTS

- 10 Year NNN Lease
- 2 Separate Income Producing Parcels
- New Roof and Tenant Renovations in 2022
- Landlord covers Roof and Structure. Tenant covers all other items
- Tenant is a well-established Auto Dealership in the Orlando Market
- Over ½ Acre C-3 Zoned Site
- High Traffic Exposure with over 43,000 Cars per Day
- Excellent Street Signage
- \$7440 NNN a month with 3% annual increases
- **Sales Price: \$1,095,000 (8.2% Cap Rate)**

C O N T A C T

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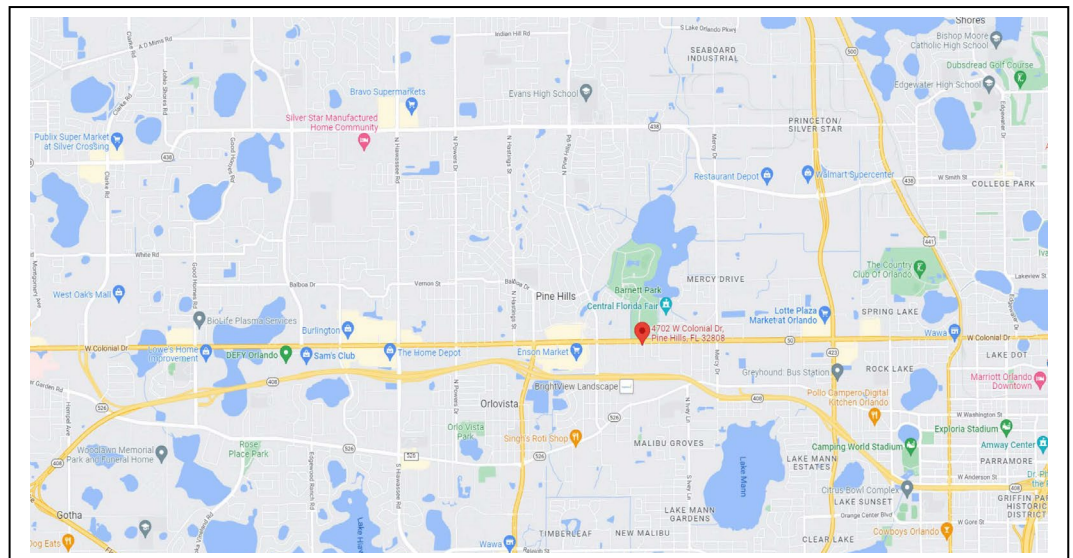
CONTACT

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