

**FOR
SALE**

C-STORE/AUTO REPAIR/GAS STATION COMBO

**6303 S. ORANGE BLOSSOM TRAIL
ORLANDO, FL 32809**



PROPERTY HIGHLIGHTS

- 4,145 SF Snack Shop - Auto Repair Combo Gas Station
- 1,658 leased to 3 bay auto repair shop user to June 2016
- \$33,804 of rental income plus 25% of the CAM is paid by tenant
- 31,402 SF zoned C-2 on the corner of OBT and Lancaster Rd
- 57,300 VPD traffic count on OBT and 14,160 on Lancaster Road
- 4 Multiple Product Dispensers with Double Wall Tanks, Line, and Canopy (Tank details available upon request)
- 2013 Phase 1 available upon request
- Existing coolers and restaurant hood systems in place
- Great building and Pylon Signage Available
- Sales Price: **\$1,300,000**

CONTACT

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Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
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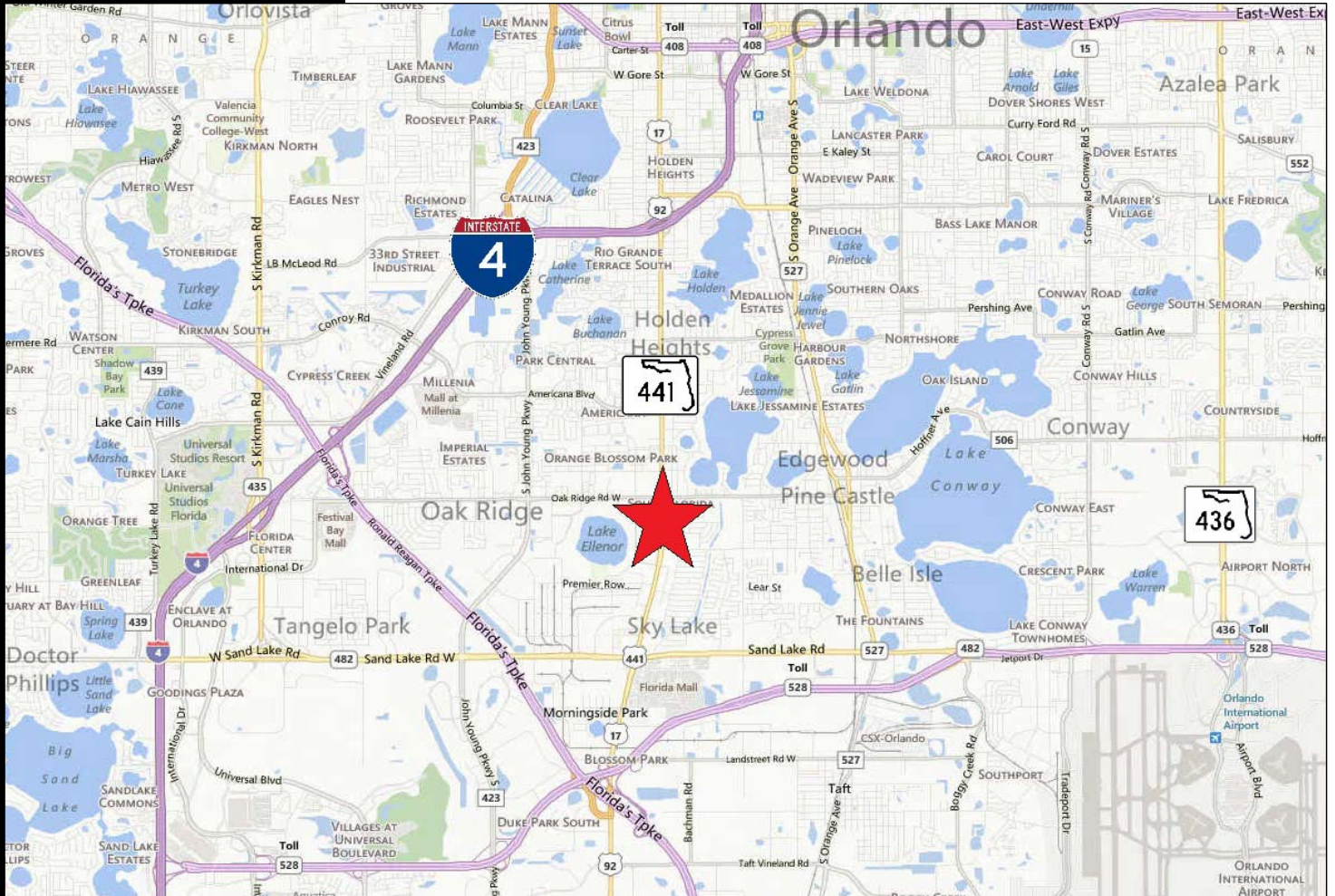
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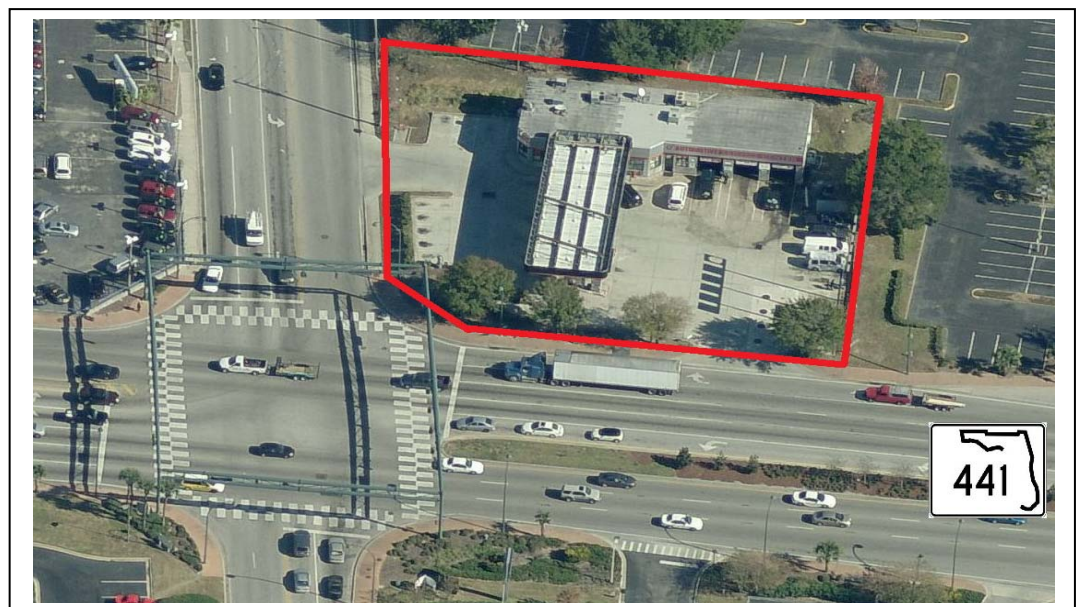
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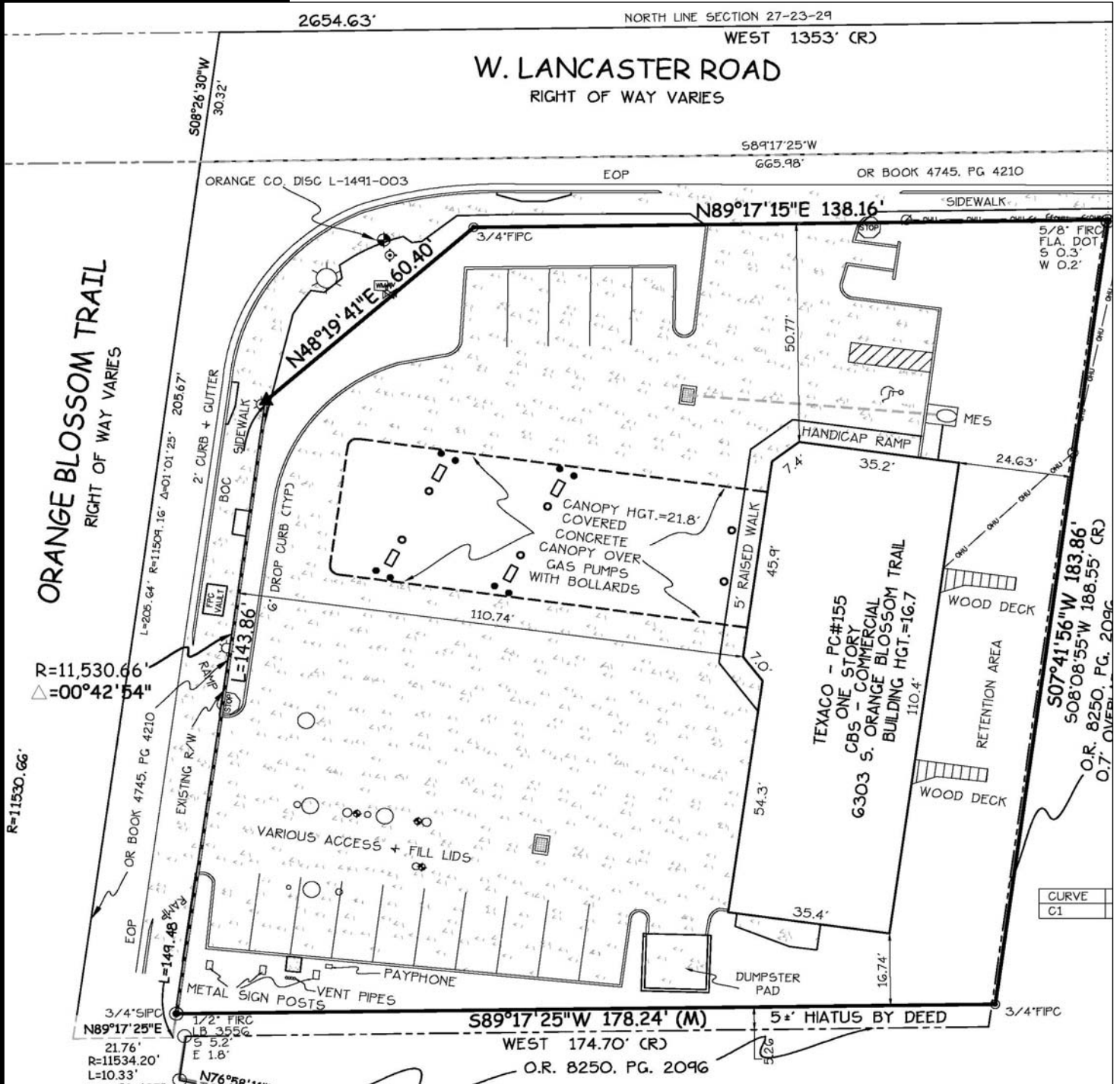


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FINANCIAL OVERVIEW

| | |
|-------------------------|--------------------|
| Purchase Price: | \$1,300,000 |
| Down Payment: | - 130,000 |
| Financed Amount: | \$1,170,000 |

Loan Details:

25 Year term at 6% interest with 10% down

| | |
|------------------------------------|--------------------|
| Monthly Payment: | \$ 7,538.34 |
| Annual Payments: | \$90,460.03 |
| Less Rent from Auto Repair: | - 33,804.00 |
| Annual Cost to Owner: | \$56,656.03 |



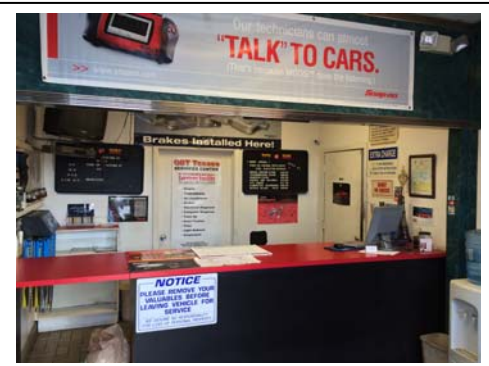
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