

**FOR SALE
OR
LEASE**

FREESTANDING MEDICAL OFFICE

501 W. SR 434

WINTER SPRINGS, FL 32708



CONTACT

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PROPERTY HIGHLIGHTS

- Great Freestanding Medical Building on SR 434 beside Winter Springs Elementary School
- 4,148 SF Block and Stucco Building with a Metal Roof
- 25,306 SF (.58 Acre) Site Zoned Commercial
- Corner Lot (Cortez and SR 434) with direct access from both sides of the highway Close to HW 17-92, I-4, and 417
- Building and Monument Signage
- 11 Exam Rooms, X-Ray Room, Lounge, plus some FF&E
- Large Waiting area and Open Physical Therapy Room
- Can be Subdivided into a Multi-Tenant Building
- In-House Financing Available (see broker for details)
- Secure Private Rear Parking Lot with 6/1000 Parking Ratio
- Sales Price: **\$625,000 (\$150 PSF)**
- Lease Rate: **\$15.00 NNN (5 year minimum)**

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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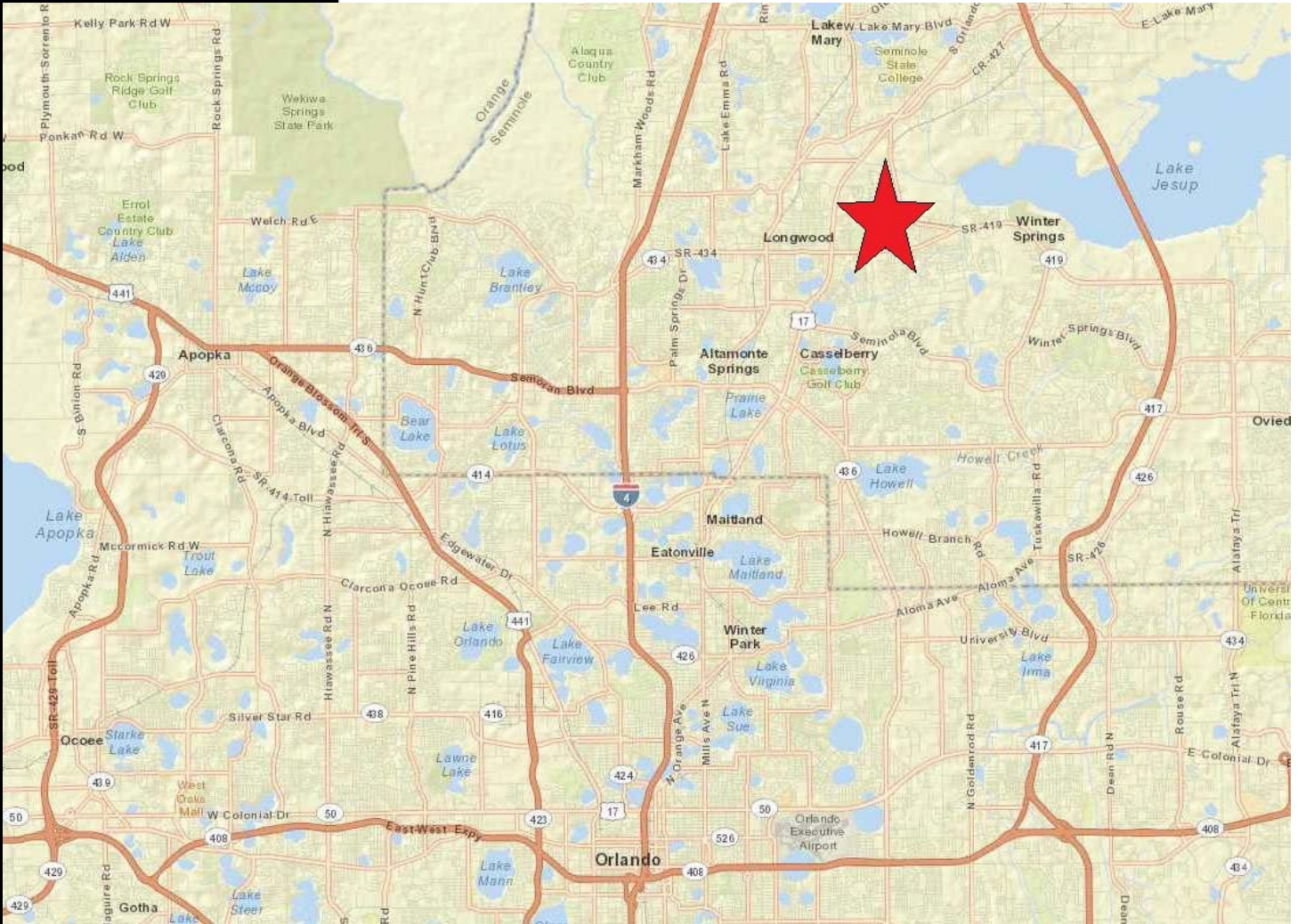
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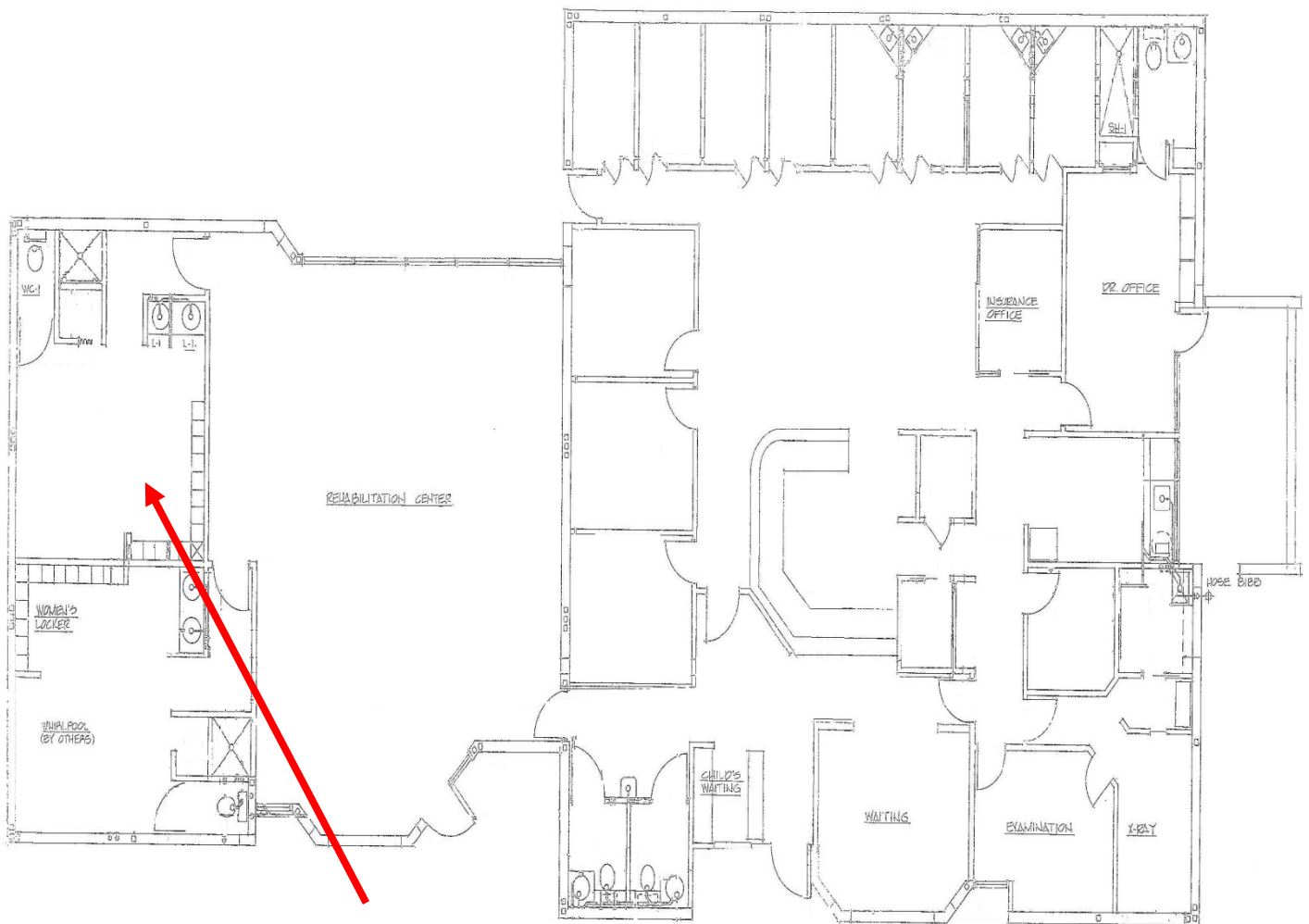
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Attached floor plan has been modified in this area

FLOOR PLAN
SCALE: 1/4" = 1'-0"

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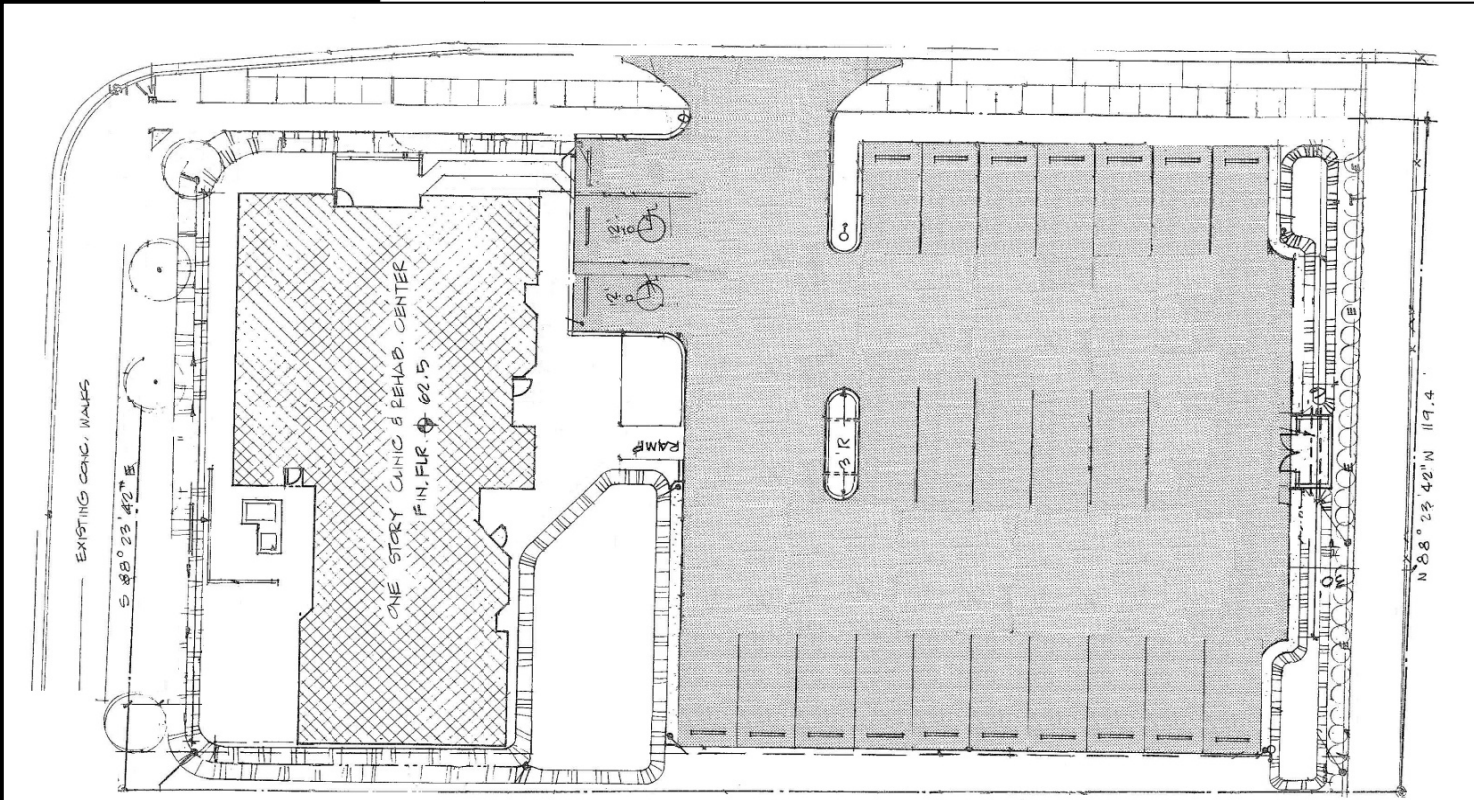
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In House Financing Terms by Several Lenders on Standby

Conventional Terms with 25-30% down as follows:

- 3.75% over 25 Years with a 5 Year Balloon

Owner User SBA Offering as follows:

- 90-100% Financing including Renovation Cost and FF&E
 - Rates in the 5.5-6.5% range (Subject to credit)

Please see broker for details on these Loan Offerings.

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