

**AVISON
YOUNG**



FOR SALE OR LEASE

540 | **N. GOLDENROD ROAD**
ORLANDO, FL 32807

Partnership. Performance.

Bob's Hobby Center

Grade level, one-story 7,000 square foot retail/warehouse on 0.65 ac built in 2006. Located in East Orlando, the property is easily accessible to E. Colonial Drive (SR 50), the East-West Expressway (SR 408), and the Central Florida Greenway (SR 417). The property has excellent frontage on N. Goldenrod Road with high traffic counts.



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PROPERTY HIGHLIGHTS

- One-story, 7,000 square foot building on 0.65 acres
- Currently divided into a 3,000 sf retail showroom and two (2) 2,000 sf warehouse bays
- Built in 2006
- 18 dedicated parking spaces
- Favorable commercial zoning: C-2, Orange County
- Signage and visibility on N. Goldenrod Road
- Stucco/Metal Construction
- 16' ceiling height
- Opportunity to subdivide and multi-tenant property
- Unique free standing building on N. Goldenrod Road

SALE PRICE: \$749,000

CALL BROKER FOR LEASE INFORMATION

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255 S. Orange Avenue

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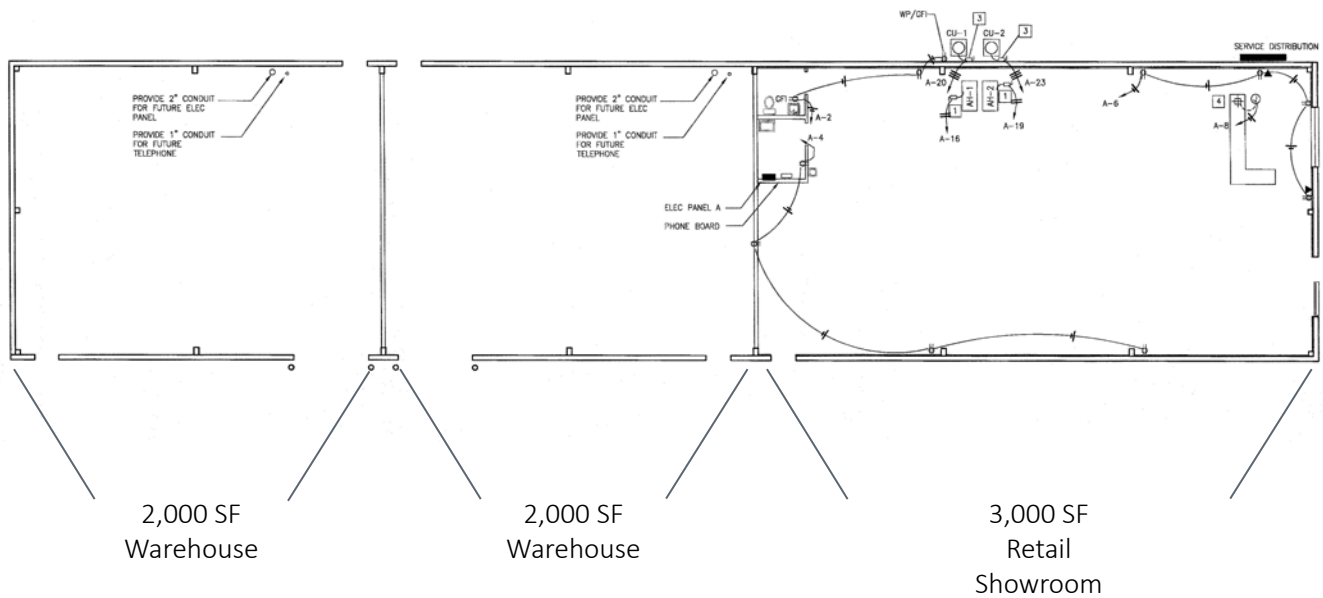
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FLOOR PLAN



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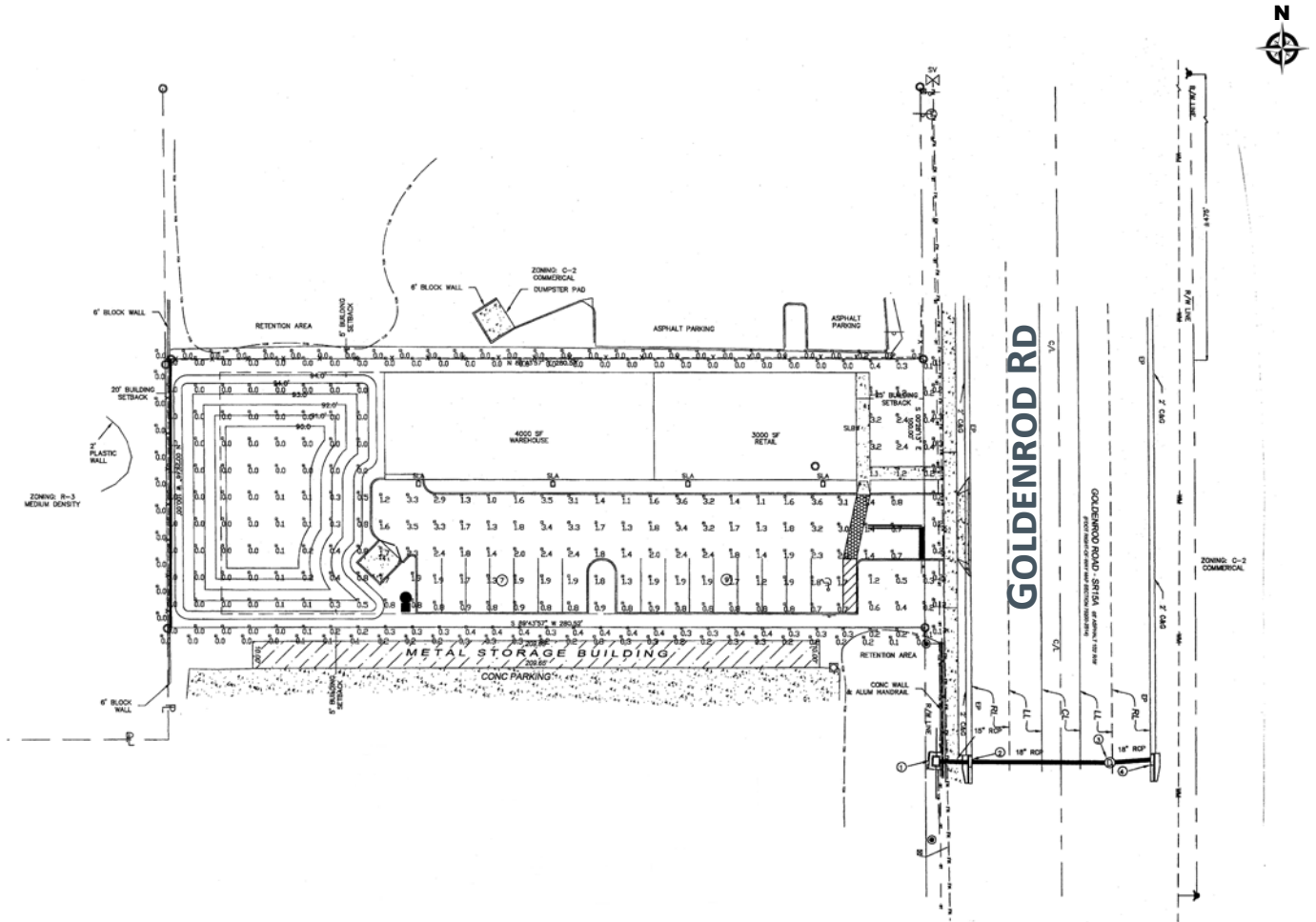
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SITE PLAN



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