

# Pierce Florida Realty LLC

*"Your Florida Partner"*

**\$1,100,000**

**Baldwin Office Park Condos**



- ◆ 4 Office Condos Available
- ◆ Total 14,855 Sq Ft
- ◆ Pending new leases
- ◆ Multi-Tenant
- ◆ SR 50 Frontage
- ◆ 60,500 Cars a Day!
- ◆ 75% Leased
- ◆ Upside Potential
- ◆ Management in place
- ◆ COA reactivated
- ◆ MLS # Pending

**Ken Pierce**

Broker-Owner-REALTOR®

CIPS, REOS, MRP, FMS

**Residential-Commercial-Investment-International**

+1 407.567.9077

ken@piercefloreidarealty.com



[www.piercefloreidarealty.com](http://www.piercefloreidarealty.com)

The information furnished has been obtained from the owner or other sources believed reliable. We make no guarantee, warranty or representation on any projections, opinions, assumptions or estimates of past, current or future performance of the property. Investors should use their own judgment and seek the advice of other legal and financial professionals when evaluating real estate investment opportunities. All information should be verified prior to purchase or lease.



# For Sale | Baldwin Office Park Condos



## Investment Overview

Sale Price:	\$1,100,000.00
Cap Rate:	7.92 est
2015 PGI:	\$130,000+ Est
Year Built	1951, 1957, 1982
Market	Orlando
Location	Active Center
Zoning	AC-3/AN



## Ken Pierce

Licensed Real Estate Broker

+1 407.567.9077

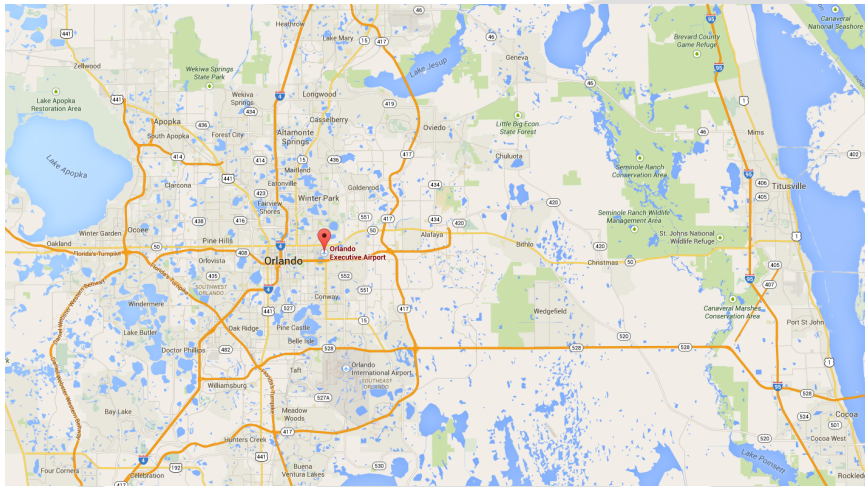
ken@pierceflorealty.com

[www.pierceflorealty.com](http://www.pierceflorealty.com)

The information furnished has been obtained from the owner or other sources believed reliable. We make no guarantee, warranty or representation on any projections, opinions, assumptions or estimates of past, current or future performance of the property. Investors should use their own judgment and seek the advice of other legal and financial professionals when evaluating real estate investment opportunities. All information should be verified prior to purchase or lease.



# For Sale | Baldwin Office Park Condos



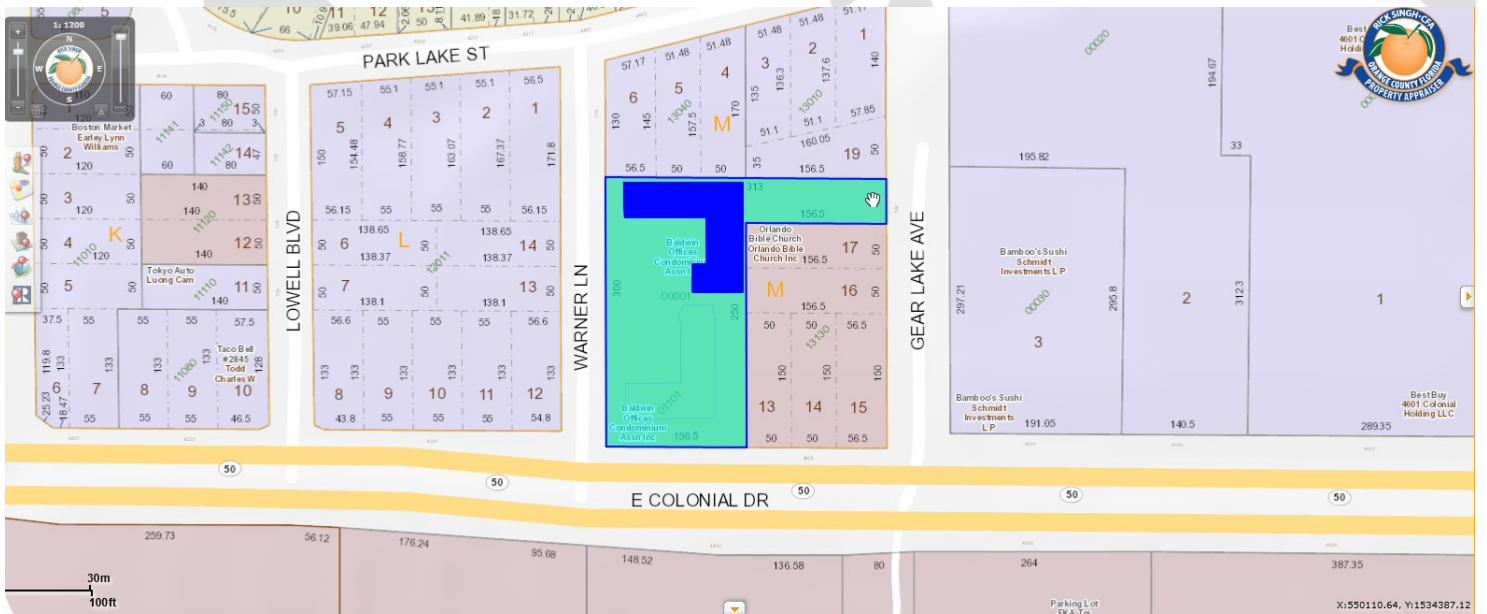
## Location:

Baldwin Office Park Condos are located at 4401 E. Colonial Drive, Orlando, FL 32803. The property location is delineated by the Orlando Executive Airport to the south, Baldwin Park to the north, Downtown Orlando to the west and SR 436 (Semoran Blvd) to the east. The Fashion Square Mall is also located one block west of the property.



## Ken Pierce

Licensed Real Estate Broker  
+1 407.567.9077  
ken@piercefjordarealty.com



ARCEL ID	NAME1	NAME2	PROP NAME	CITY CODE	MILL CODE	DOR CODE	EXEMPT CODE	NBHD CODE	NC FLAG	CONDO FLAG	FEAT CODE	CONDO VAL	LAND MKT	BLDG MKT	XFOB MKT
32220050502204	REO FUNDING SOLUTIONS V LLC		BALDWIN OFFICES CONDO	ORL	08	1716		990000000	0	C		\$0	\$110,280	\$272,157	\$0
32220050502203	REO FUNDING SOLUTIONS V LLC		BALDWIN OFFICES CONDO	ORL	08	1716		990000000	0	C		\$0	\$111,570	\$275,340	\$0
32220050502108	MADRUGA REAL ESTATE HOLDINGS LLC		BALDWIN OFFICES CONDO	ORL	08	1716		990000000	0	C		\$0	\$58,200	\$153,080	\$0
32220050502107	HERMAN PROPERTIES LLC		BALDWIN OFFICES CONDO	ORL	08	1716		990000000	0	C		\$0	\$67,380	\$168,473	\$0
32220050502106	REO FUNDING SOLUTIONS V LLC		BALDWIN OFFICES CONDO	ORL	08	1716		990000000	0	C		\$0	\$118,080	\$299,075	\$0
32220050500001	BALDWIN OFFICES CONDOMINIUM ASSN INC			ORL	08	1019		990000000	0	C	CA	\$0	\$100	\$0	\$0

www.piercefjordarealty.com

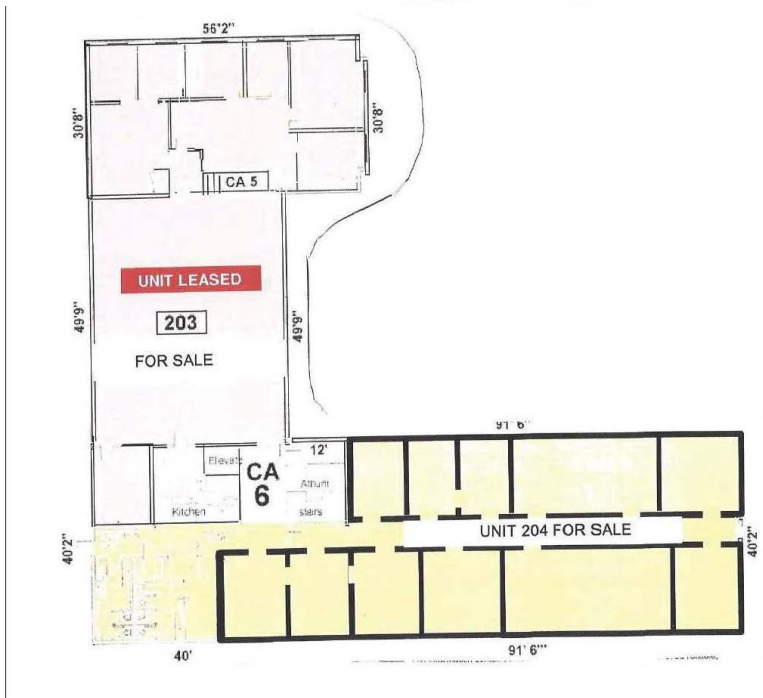
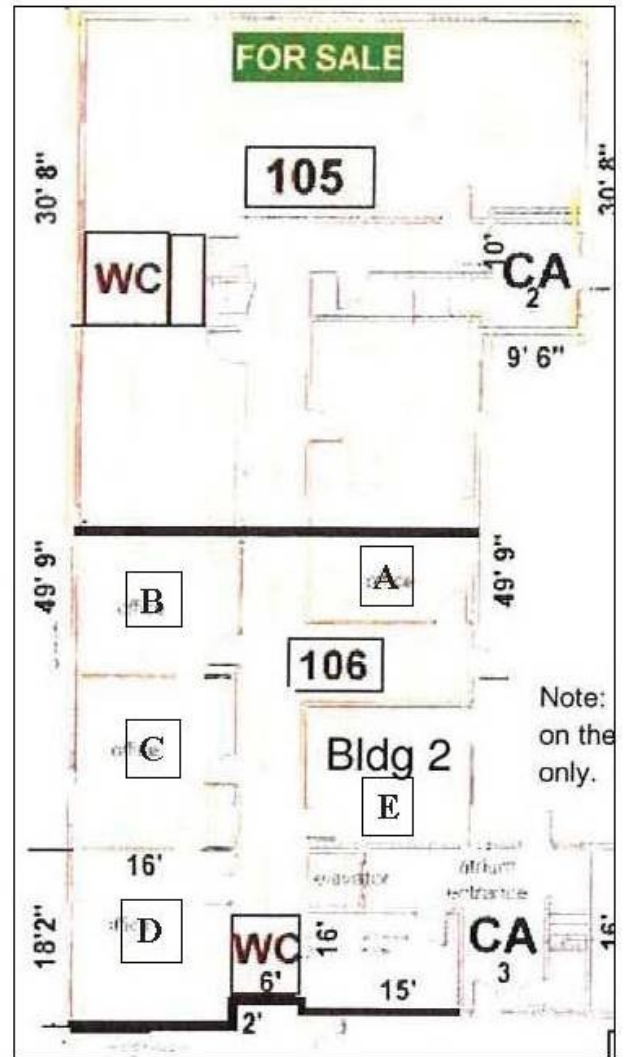
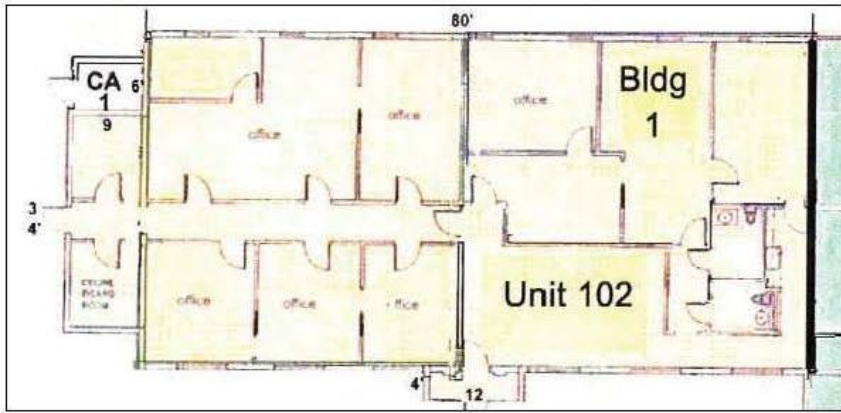
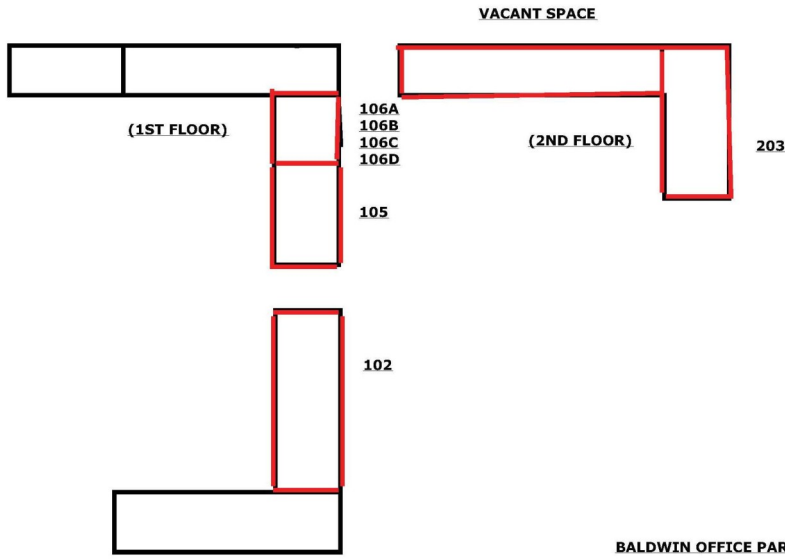
The information furnished has been obtained from the owner or other sources believed reliable. We make no guarantee, warranty or representation on any projections, opinions, assumptions or estimates of past, current or future performance of the property. Investors should use their own judgment and seek the advice of other legal and financial professionals when evaluating real estate investment opportunities. All information should be verified prior to purchase or lease.

# For Sale | Baldwin Office Park Condos

## Available Office Condos

- Unit 102—3,554 Sq Ft ; Leased
- Unit 106—3,936 Sq Ft; Leased
- Unit 203—3,719 Sq Ft; Leased
- Unit 204—3,676 Sq Ft; Vacant

UNIT 105- ROBERT KENNEDY & 106 A, B, C, D & E MINI SUITE



**Ken Pierce**

Licensed Real Estate Broker

+1 407.567.9077

ken@piercefildarealty.com

[www.piercefildarealty.com](http://www.piercefildarealty.com)

The information furnished has been obtained from the owner or other sources believed reliable. We make no guarantee, warranty or representation on any projections, opinions, assumptions or estimates of past, current or future performance of the property. Investors should use their own judgment and seek the advice of other legal and financial professionals when evaluating real estate investment opportunities. All information should be verified prior to purchase or lease.