

Owner/User Investment Opportunity

Multi-Tenant Office Building
201 W. SR 434, Winter Springs, FL 32708



PROPERTY FEATURES:

- 3,864 SF on 2 Floors, 2-3 Tenant Building
- 14,160 SF Site Zoned C-2; Corner Lot
- New HVAC and Lighting in 2013
- 2nd Floor Leased for 3 years at \$1,200 a month
- (2) 1,200 SF Units Available on the 1st Floor
- Close to I-4, Hwy 17/92, 417, CR 419, and CR 427
- 4.5/1000+ Parking Ratio, plus Street Parking
- Excellent Signage on SR 434
- In-House Financing Available (see broker for details)
- **Reduced Sales Price: \$475,000**

PRICED TO SELL FAST



RESULTS REAL ESTATE PARTNERS, LLC
Licensed Commercial Real Estate Brokers

108 Commerce St, Suite 200
Lake Mary, FL 32746
Office (407) 647-0200
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Owner User Summary

Purchase Price:	\$475,000
Down Payment:	10% - 47,500
Mortgage Amount:	\$427,500

Loan Details (5.25% over 25 years)

Monthly Payment:	\$ 2,562
Annual Payment:	\$30,744
2 nd Rental Income:	\$14,400
Less Expenses:	- 9,921
Net Operating Income:	\$ 4,479
Annual Payment:	-30,744
Cost to use 1 st Floor:	\$26,265

(2) 1,200 SF Suites on the 1st Floor can be used by an owner for less than the cost of renting.

CONTACT:

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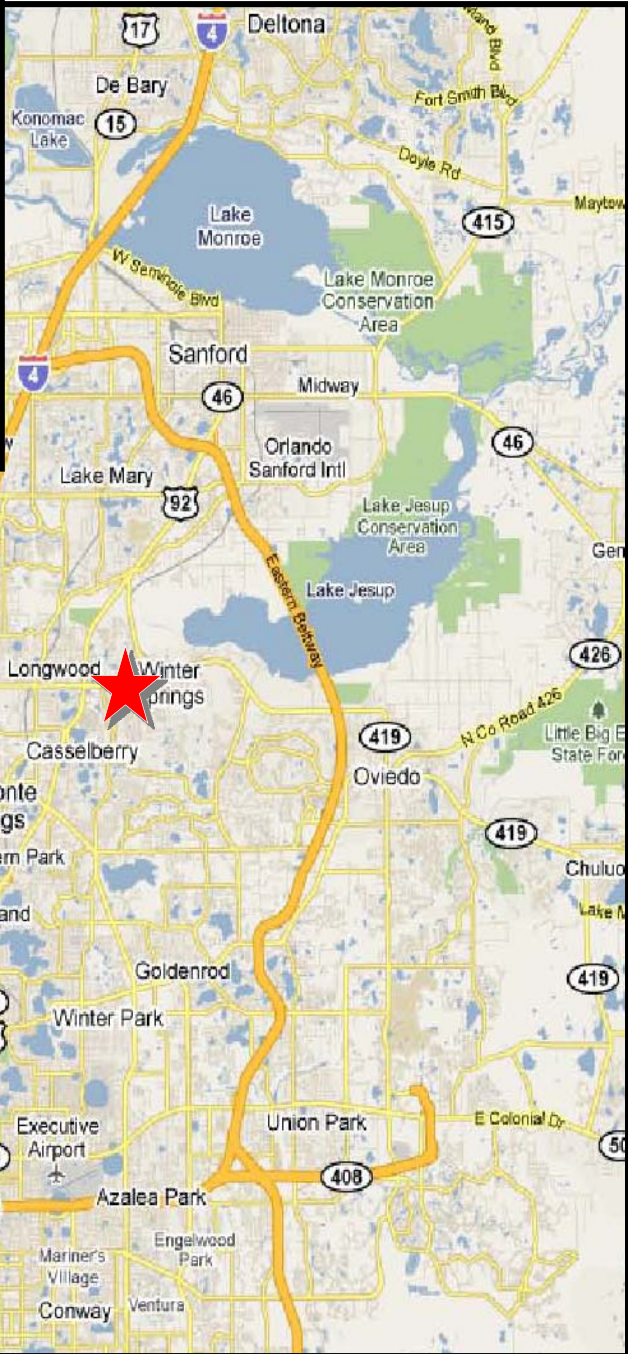
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Location

Location Aerial



Location Map



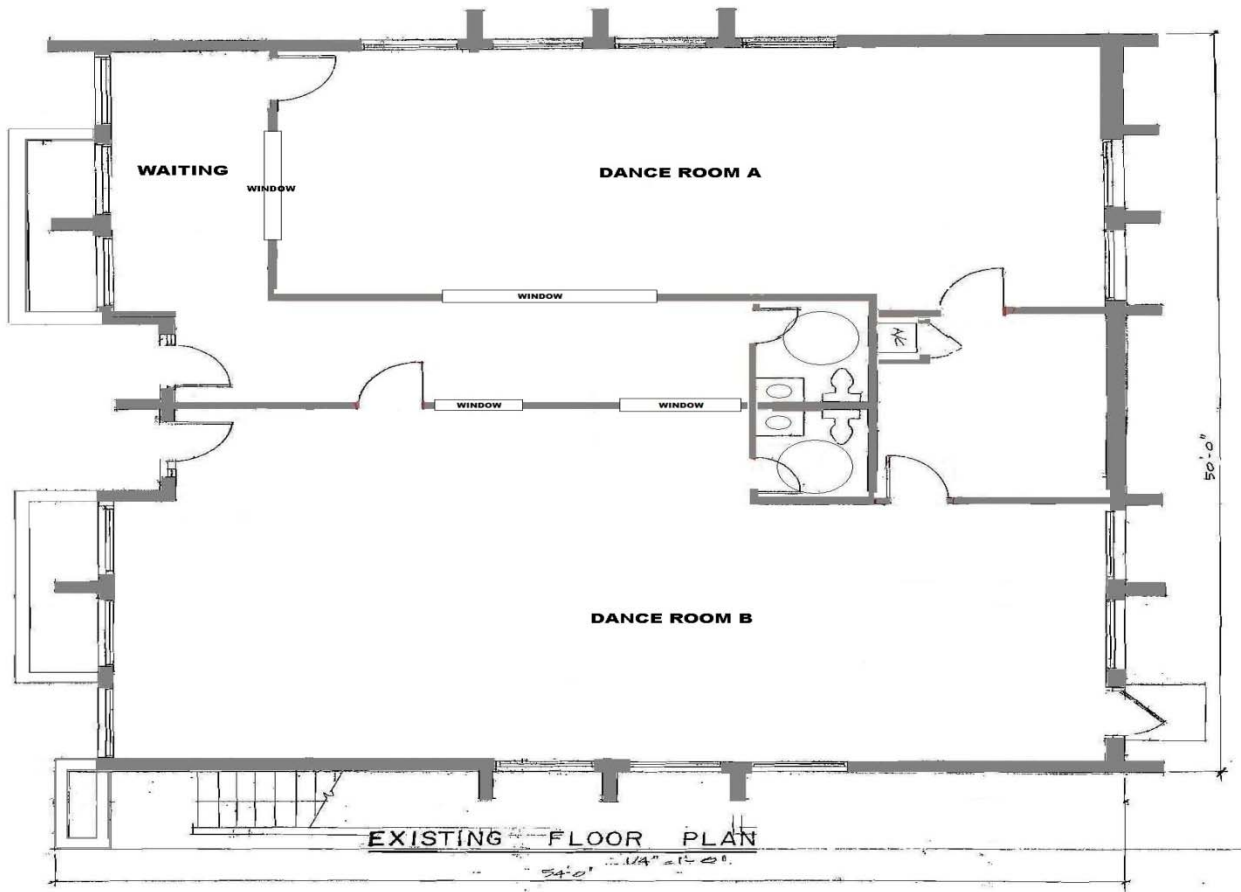
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First Floor

(2) 1,250 SF

Units Available

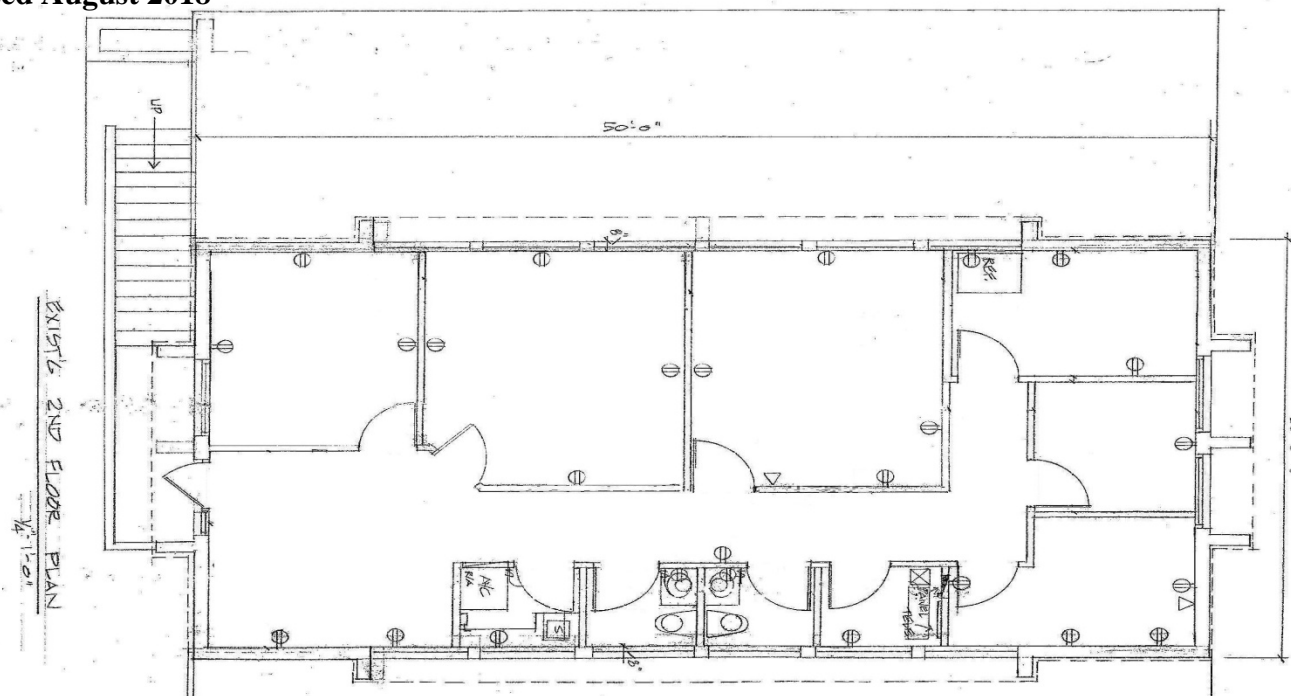
Floor Plans



Second Floor

1,364 SF

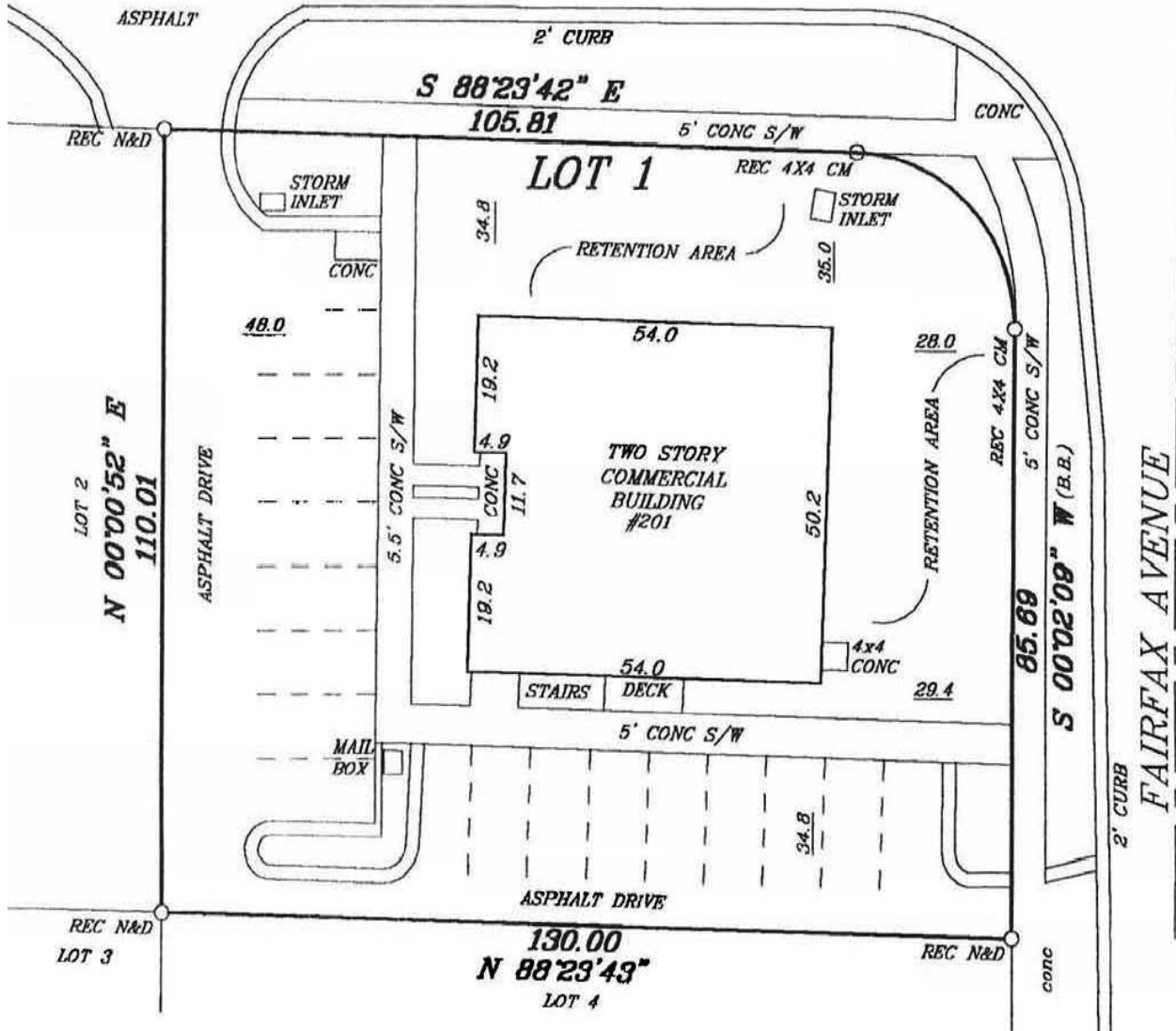
Leased August 2018



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Survey

STATE ROAD 434
100' R/W



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