

# FOR SALE

MEDICAL OFFICE WITH RESIDENTIAL INCOME

**PRICE  
REDUCED!**

**PRIMARY HEALTHCARE ASSOCIATES**  
ENRIQUE VERGES BONET, MD.



5275

5275

Dr. Ky Chung  
407-730-3980

"We Got Your Back"  
DR. OFFER CHIROPRACTIC CARE  
DR. OFFER  
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BRUSHERS  
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HARLAND E. SPANGL  
我們談中文  
chung chi spa chirocast

5273-5275 CURRY FORD ROAD, ORLANDO, FL 32812

## HIGHLIGHTS:

- 3,600± SF Free-standing Medical Office – Divided into two separate 1,800± SF Suites which can be combined
- Three (3) duplexes containing six (6) units totaling 2,800± Gross SF (485± SF each) – 100% Leased
- Ideal for physician or professional office user desiring built-in income stream (\$3,210 per month)
- Located on the North side of Curry Ford Road, 0.5 miles west of SR 436 and 4 miles from Florida Hospital East
- Traffic Counts (2015) – 30,500 AADT (Curry Ford Rd. and Gaston Foster Rd.), 63,000 AADT (SR 436)
- Zoned O-1/AN, City of Orlando situated on 0.75 acres with ample parking (31 spaces or 4.8/1000)
- Offering Price: ~~\$830,000~~ **\$765,000**

## CONTACT:

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# SUITE 5273 PHOTOS

## PROPERTY FEATURES:

FOUR (4) EXAM ROOMS | LARGE PRIVATE OFFICE | NURSES STATION | LARGE WAITING AREA  
TWO (2) REST ROOMS (ONE (1) ADA) | BREAK AREA | FILE STORAGE ROOM



WAITING AREA - INTAKE



ENTRANCE



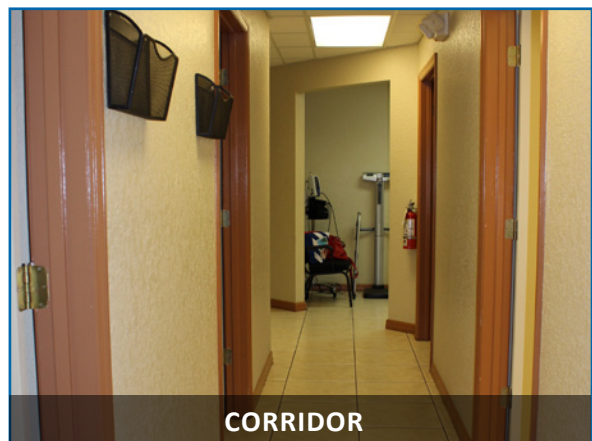
EXAM ROOM



EXAM ROOM



PRIVATE DOCTOR'S OFFICE



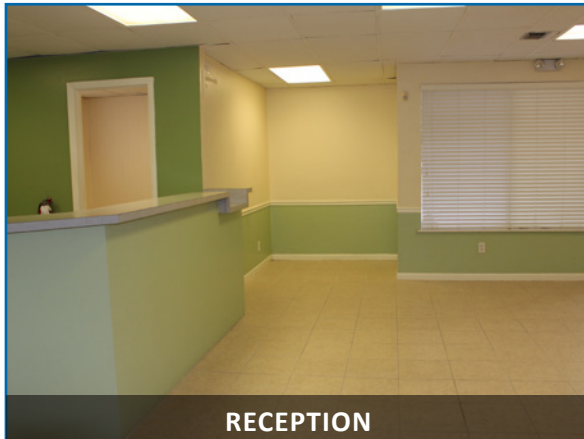
CORRIDOR



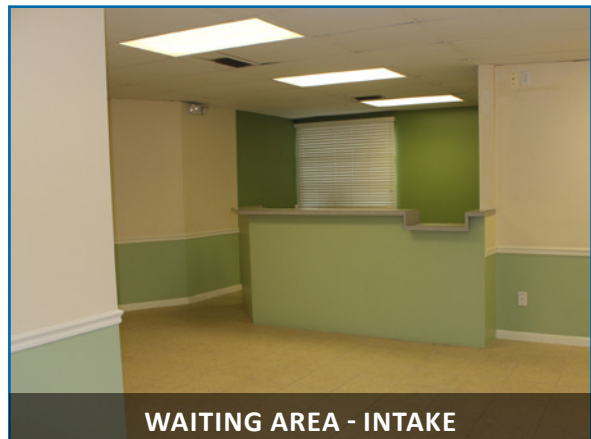
# SUITE 5275 PHOTOS

## PROPERTY FEATURES:

FIVE (5) OFFICE/EXAM ROOMS | ONE (1) PRIVATE OFFICE | LARGE RECEPTION/WAITING AREA  
TWO (2) REST ROOMS (ONE (1) XLG ADA) | BREAK AREA



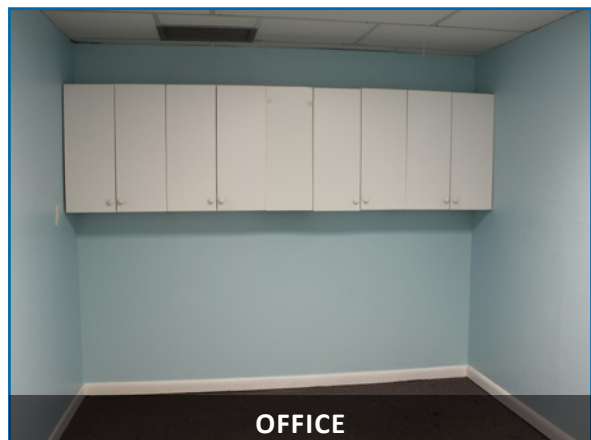
RECEPTION



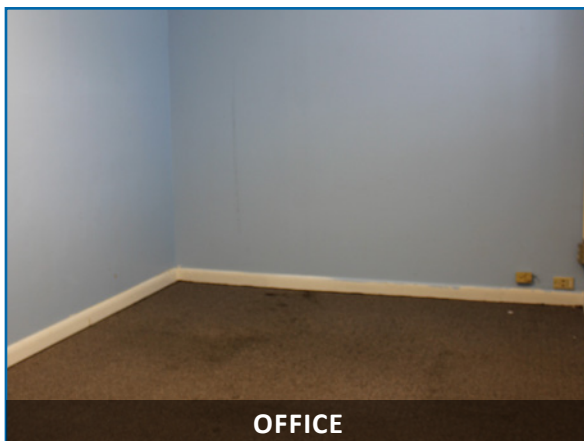
WAITING AREA - INTAKE



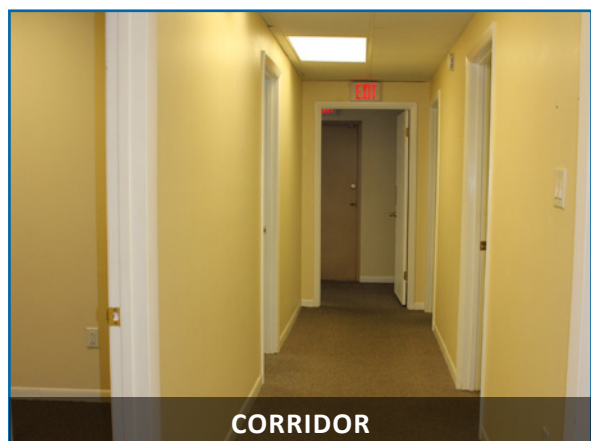
EXAM ROOM



OFFICE



OFFICE



CORRIDOR

