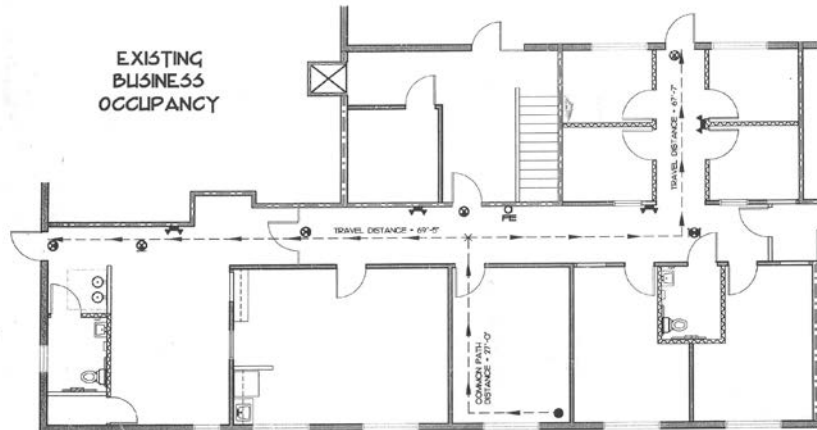


# FOR SALE

Baldwin Office Park Condo – Unit #107

**\$350,000**



**4401 E. Colonial Drive Orlando, FL 32807**

MLS # O5435859

- Ideal for small business owner-operator; or Investor
- 3 to 6 year **Sale – Lease Back** is available @ 8% CAP rate
- Perfect Space for Therapist, Doctor, Dentist, Insurance or Law Office
- Great location; Active City Core; adjacent to SR 50- East Colonial and close to Fashion Square mall
- Total 2,246 Sq Ft; Zoned AC-3/AN
- 8 Air Conditioned Interior Offices, 1 waiting room, 2 ADA compliant Bathrooms, 7 Parking Spaces and Signage on SR 50
- Recently renovated, updated and Move in Ready!

For more Info or to schedule a showing, please contact:

Ken Pierce  
Licensed Real Estate Broker

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Email: [Ken@piercefloreidarealty.com](mailto:Ken@piercefloreidarealty.com)



