

**AVISON
YOUNG**



326 | **N. FERN CREEK AVENUE**
ORLANDO, FL 32803

Partnership. Performance.

BALDWIN PARK OFFICE BUILDING FOR SALE

FOR SALE

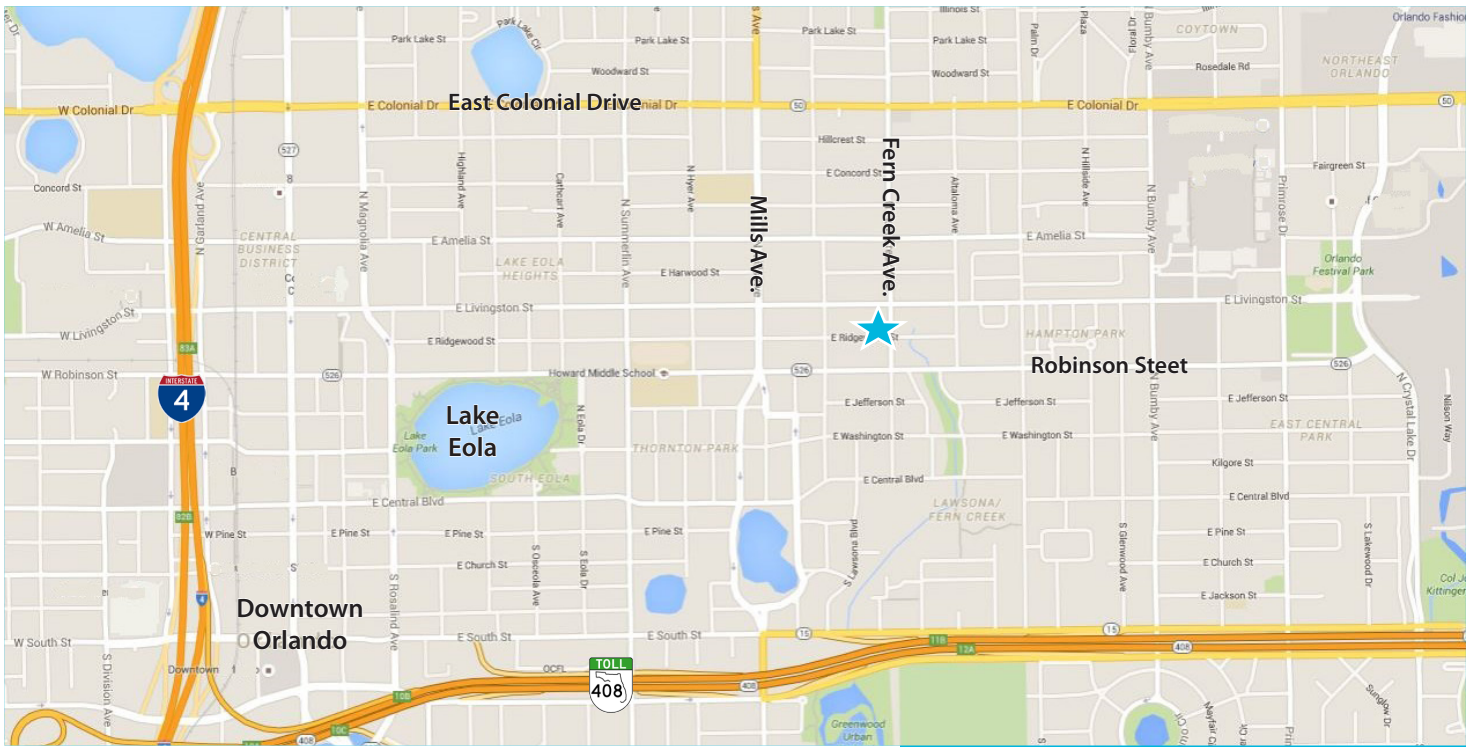
Corner lot with great visibility.

1,872± sf freestanding professional office building with a paved parking lot. Separate restrooms and private offices make this building ideal for any Attorney, CPA, Engineer or other professional user.



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PROPERTY HIGHLIGHTS

- One-story 1,872± sf freestanding professional office building in a safe downtown location
- Separate men's and women's restrooms
- Recently renovated interior
- 4 private offices, document room, reception and conference room
- Immediate access from all areas of greater Orlando via Interstate-4, East-West Expressway, Colonial Drive and US Hwy 17-92
- One mile from Lake Eola, YMCA of Central Florida and Thornton Park dining and shopping



IDEAL FOR PROFESSIONAL OFFICE

SALE PRICE: \$355,680

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