

**Sunalna Puri**  
 Cell: 321-689-1424  
 spuri08@gmail.com  
 FLORIDA REALTY INVESTMENTS

O5721959 3477/3443 PLYMOUTH SORRENTO RD, APOPKA, FL 32712



County: Orange  
 Subdiv:  
 Style: Commercial  
 List Date: 07/30/2018  
 Total Acreage: 20 to less than 50  
 Price Per Acre: \$103,345.00  
 For Lease: No

Status: **Active**  
 List Price: \$3,800,000  
 Special Sale: None  
 ADOM: 9  
 CDOM: 9  
 Pets:

Great investment property located on a major road and located in an area where major developments are on the way.

**Land, Site, and Tax Information**

SE/TP/RG: 19-20-28  
 Subdivision #:  
 Tax ID: [19-20-28-0000-00-013](#)  
 Taxes: \$599,398  
 Homestead:  
 Add Parcel: Yes  
 Legal Desc: FROM SW COR OF SW1/4 RUN N 2025.24 FT FOR POB TH RUN N 637.19 FT E 2934.16 FT S 627.69 FT W 2938.62 FT TO POB (LESS S 460 FT OF N 490 FT OF W 450 FT THEREOF) & (LESS W 30 FT RD R/W) & (LESS BEG 2025.24 FT N & 935.03 FT E OF SW COR OF SW1/4 RUN N 263.5 FT ELY 770.28 FT S 301.56 FT W 760 FT TO POB) & (LESS BEG 2025.24 FT N & 935.03 FT E OF SW COR OF SW1/4 OF SEC 19-20-28 TH RUN N02-27-48W 263.50 FT N61-32-12E 4.41 FT TO PT OF CURVE CONCAVE SLY W/ RAD OF 476.39 FT TH ELY THROUGH CENT ANG OF 33-00-00 FOR 274.38 FT TH N85-27-52W 61.69 FT TO PT OF CURVE CONCAVE SLY W/ RAD OF 460 FT TH WLY THROUGH CENT ANG OF 41-57-09 FOR 336.82 FT TH S27-15-35E 262.25 FT TO POB) IN SEC 19-20-28  
 Ownership: Co-op  
 Book/Page: 19-20-28-0  
 Lot Dimensions: n/a  
 Water Frontage: No  
 Utilities: Sewer Available, Sewer Connected, Water Nearby  
 Water: None  
 Sewer: None

Zoning: MIXED USE  
 Future Land Use:  
 Zoning Comp:  
 Tax Year: 2017  
 Annual CDD Fee:  
 Additional Tax IDs: 19-20-28-0000-00-005

Block/Parcel: 2820190  
 Front Footage: 1,408,321  
 Front Exposure:  
 Lot #: 3477  
 Other Exemptions:

Mill Rate:

Complex/Comm Name:  
 Land Lease Fee:  
 Lot Size Acres: 36.77  
 Waterfront Ft: 0

Lot Size SqFt: 1,408,321

**Community Information**

HOA / Comm Assn: HOA Fee: HOA Pmt Sched: Mo Maint\$(add HOA):

**Realtor Information**

List Agent: [Sunalna Puri](#)  
 E-mail: [spuri08@gmail.com](mailto:spuri08@gmail.com)  
 Office: [FLORIDA REALTY INVESTMENTS](#)  
 Original Price: \$3,800,000  
 Previous Price:  
 Owner: TO BE WITHHELD

List Agent ID: 261064087  
 List Agent Fax: 407-207-2101  
 Office Fax: 407-207-2101  
 Price Change:  
 Owner Phone:

List Agent Direct: 321-689-1424  
 List Agent Cell: 321-689-1424  
 Office ID: 50344  
 Office Phone: 407-207-2220  
 Expiration Date: 07/19/2019  
 Listing Type: Exclusive Right To Sell

Financing Avail:  
 Listing Service Type: Full Service  
 Single Agent: 1.5%  
 Showing Instructions: 24 Hour Notice, Call Before Showing  
 Driving Directions: take 429 and take exit for Plymouth Sorrento rd  
 Realtor Remarks: this a growing area with the connectivity to 429 and close accessibility to Wekiwa parkway creating a new hub for great economic growth in the future. the new Apopka hospital is in close proximity.

Financing Terms:  
 Bonus:  
 Non-Rep: 1%

Lease Terms:  
 Bonus Exp Date:  
 Trans Broker: 1.5%