

\$1,950,000

# GREEN MACHINE FOLIAGE NURSERY

3103 AVALON ROAD, WINTER GARDEN, FL 34787

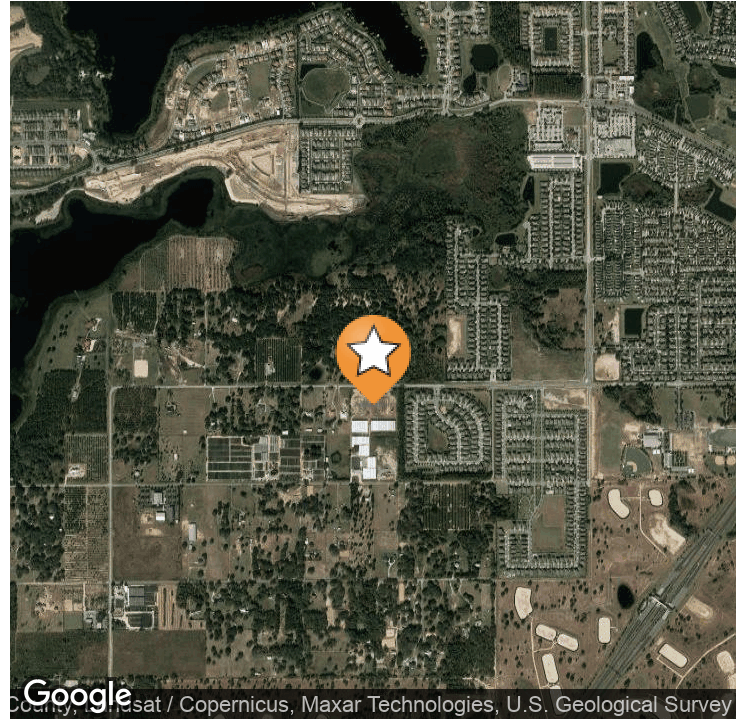


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**OFFERING SUMMARY**

<b>Sale Price:</b>	\$1,950,000
<b>Lot Size:</b>	15.0 Acres
<b>Building Size:</b>	166,824 SF
<b>Zoning:</b>	AG
<b>Market:</b>	Orlando
<b>Price / SF:</b>	\$11.69

**PROPERTY OVERVIEW**

Very successful ongoing foliage nursery with over \$1.4 million in sales to major grocery and retail chains. Owners will stay on after the sale to introduce new owners to their buyers and teach many tricks of the trade. Green Machine is known for the highest quality pathos, ivy, and crotons in the industry. This is a once in a lifetime opportunity to buy an ongoing business with a stable customer base. The 15 acre site is in the path of growth.

**PROPERTY HIGHLIGHTS**

- >166,000 Sq. ft. hoop and sawtooth greenhouses
- > 15,000 sq. ft. shade house
- 4800 sq. ft. warehouse and offices
- 15 acres of land in the path of growth
- Conserve II reclaimed water provides irrigation and heat

**ID#: 664773**





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**LOCATION DESCRIPTION**

This 15 acre foliage nursery is located in an area of explosive growth. Fronting on Avalon road and on Davenport road and 3 miles to the toll road, this property is centrally located about 10 miles to downtown Orlando.

**DRIVE TIMES**

- 30 miles to Orlando International Airport
- 20 miles to Orlando City Hall
- 90 miles to Tampa

**DRIVING DIRECTIONS**

From the 429 and Stoneybrook West Parkway head west about 3 miles to Avalon road (PUBLIX) and head South on Avalon road to intersection.

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