

## OPPORTUNITY ZONE Free-Standing Industrial Building



### OFFERING SUMMARY

Sale Price: \$595,000

Building Size: 6,280 SF

Lot Size: 0.36 Acres

Zoning: I-G

Market: Orlando MSA

Nearby property recent sales:

Sale Comps: 1314 W. Church St. \$233 psf  
2046 W. Washington St. \$215 psf

### PROPERTY OVERVIEW

Industrial building located just west of OBT - OPPORTUNITY ZONE  
Perfect for Owner/User - Seller retiring and sole occupant since built  
Hard corner property at Washington St. & Nashville Ave.  
High growth area in between Camping World Stadium & Orlando Soccer Stadium

### PROPERTY HIGHLIGHTS

- ± 6,280 SF - combination of offices and production areas
- Column free with 2 roll-up doors
- ± 11' to the deck
- 90% HVAC
- 3 phase / 400 amp service. City sewer.
- Clean enviro 2003
- 12 parks
- 3 blocks to Camping World Stadium
- Parcel ID's: 27-22-29-5232-00-010 & 27-22-29-5232-00-020

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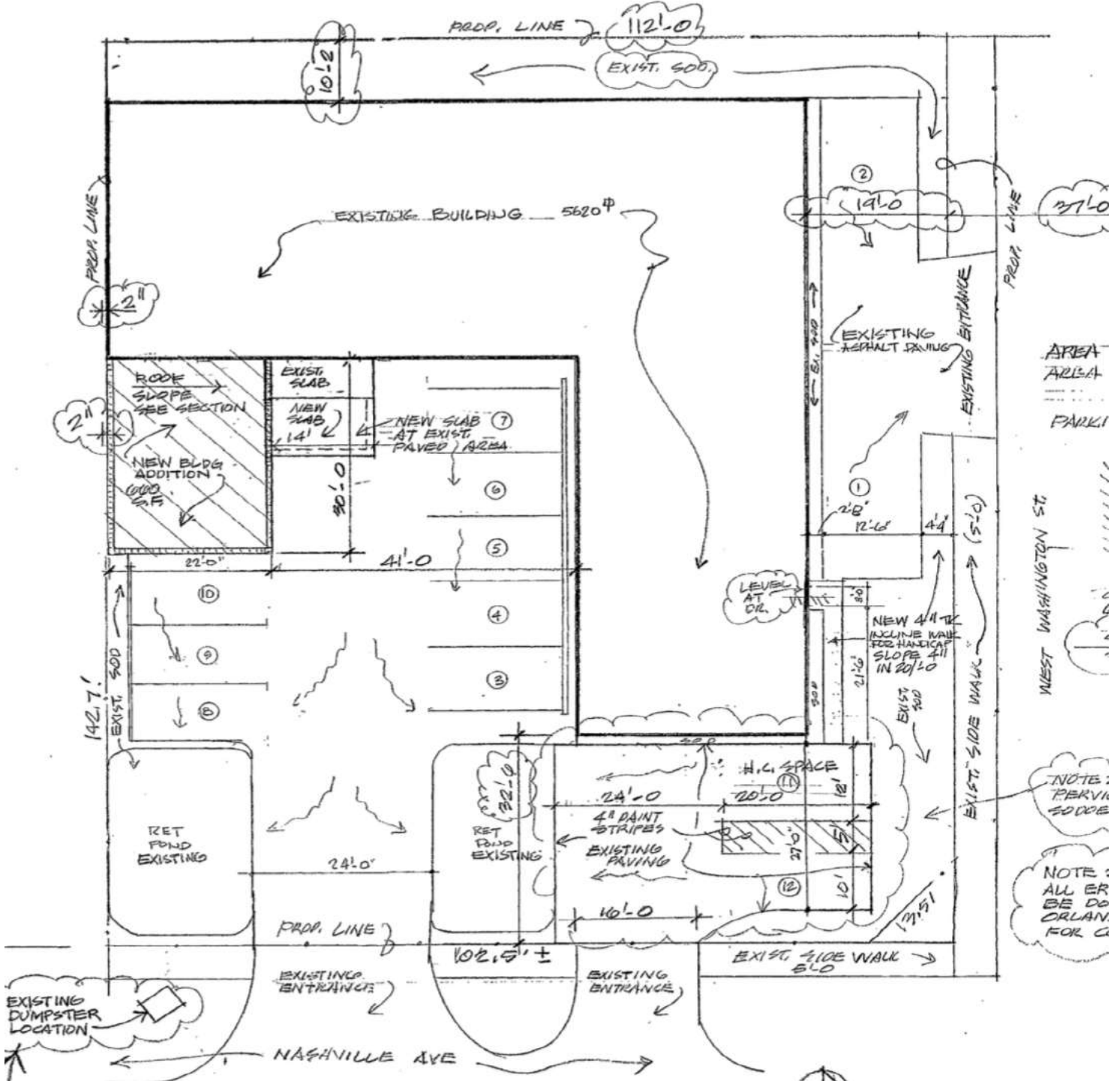
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## Property Photos



Site Plan





**City of Orlando - source Municode**

FG-2B.LDC - (Table of allowable uses in zoning districts Inside [and Outside of] the Traditional City)

Use this table to determine what uses are permitted, conditionally permitted, or prohibited in each zoning district (includes districts inside and outside of the Traditional City)

Potential Uses:

	IG
Adult Entertainment	P
Agriculture	P
Communication Towers	P
Conservation Uses	P
Eating and Drinking (33)	TC
Hotels/Motels	C
Manufacturing/Processing:	
Light	P
Heavy	C
Office, Medical Office, Medical/Dental Labs	P
Parking/Principal Use (37)	P
Neighborhood	P
Community (36)	P
Regional	C
Light	P
Intensive	C
Personal Storage (31)	C
Recreation, Outdoor	TC
Retailing:	
Intensive	P
Services:	
Personal (32)	TC
Temporary Labor (34)	C
Intensive	P
Major Vehicle	P
Automotive (30)	P
Shooting Range, Indoor	P
Warehouse/Showroom	P
Whole Blood Facilities	C
Wholesale/Warehouse	P

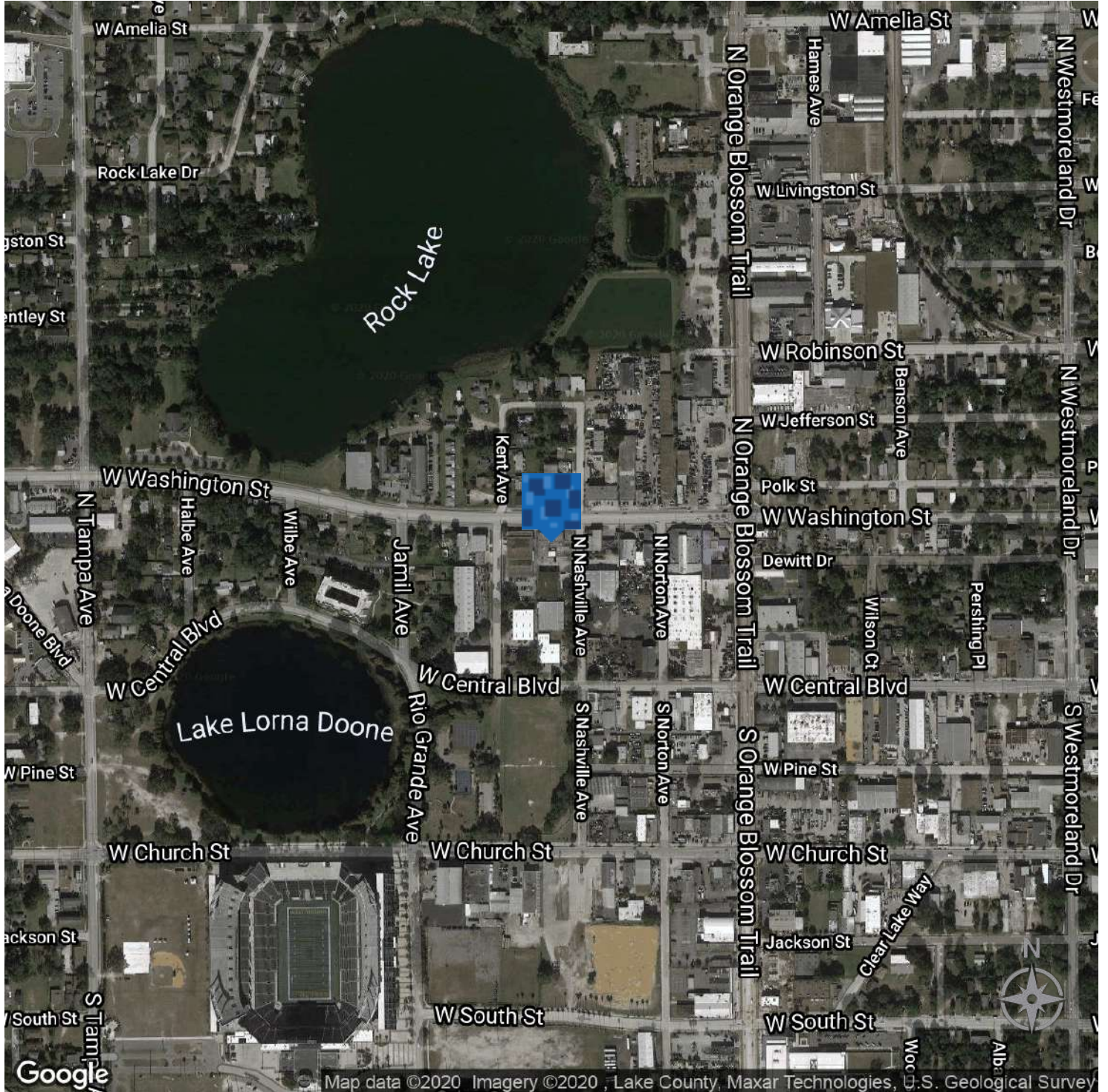
Disclaimer:

These are possible uses and therefore subject to errors and omissions.

Any prospective use should be verified with the proper zoning authority.



Aerial Map



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