



HARKINS
COMMERCIAL
REAL ESTATE



FOR SALE

**140 N WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714**

FREE-STANDING OFFICE BUILDING

NON-ENDORSEMENT & DISCLAIMER NOTICE

Mark Harkins of Harkins Commercial is the listing Broker for the property and agent of the Seller. Except as indicated herein, no other parties are or will become agent of or for the Seller in the contemplated transaction. Brokers will not employ any sub-agents unless such agents are employed by Broker's real estate firm. Brokers will cooperate (sharing commissions on a negotiated basis) with third party brokers that present a purchaser for the listed property.

Offers to buy or sell this property can only be made through the listing agent identified herein. Seller is the owner or the authorized agent of the owner, of the property offered for sale and the subject of the listing agreement between Broker and Seller.

Disclaimer: Neither the Seller, Owner, or Broker represents, warrants, either by implication nor express statement, the accuracy or completeness of the information contained in this property presentation.

The information contained herein has been prepared from sources believed to be reliable but has not been independently verified by the Broker as to accuracy or completeness. No warranties or representations, express or implied, are made as to the information presented herein. Warranties or representations can only be made by the Seller or Owner in a written and fully executed purchase and sales agreement between Seller and purchaser. Projections in the presentation are based on assumptions and interpretations based on future events and market conditions, and Broker, Seller or Owner, and,

therefore, subject to error and change without notice. The prospective purchaser is encouraged to perform such independent due diligence as he or she finds appropriate. Typically, due diligence activities provide a more comprehensive review and analysis of all aspects of the property (including, but not limited to, financial matters, market conditions, physical condition, regulatory issues and title status) than the material contained herein. This presentation is for information purposes only and is not a solicitation of any nature whatsoever. Seller and Owner reserve the right, at their sole and absolute discretion, to reject any offer.

Confidentiality: The information contained in this presentation is confidential and proprietary and is for the exclusive use of the party receiving the information (whether in printed, electronic, or facsimile format) for the sole purpose of determining if the recipient desires to acquire more information regarding the Property. By acceptance of this information in any format or from any source, the recipient agrees to not distribute nor to disclose this information in any form to any other person or entity without the prior written consent of the Broker.



HARKINS
COMMERCIAL
REAL ESTATE



**140 N Westmonte Drive
Altamonte Springs, FL 32714**

FREE-STANDING OFFICE BUILDING

PRESENTED BY

Mark Harkins

O: 407.323.9310

markh@harkinscommercial.com



HARKINS
COMMERCIAL
REAL ESTATE

3595 W Lake Mary Blvd Suite B

Lake Mary, FL 32746

www.harkinscommercial.com



EXECUTIVE SUMMARY

Harkins Commercial Real Estate is pleased to present this prime investment property located in Altamonte Springs, FL. This is the perfect fit for a new Owner/User to acquire and continue to rent out the second floor while ensuring an income stream. Second option would be to take over the entire building for a new corporate office. Within walking distance to restaurants and retail and have access to I-4 within seconds. TPO roof and HVAC systems are less than 3 years old. Call for additional information and floor plans.

INVESTMENT HIGHLIGHTS

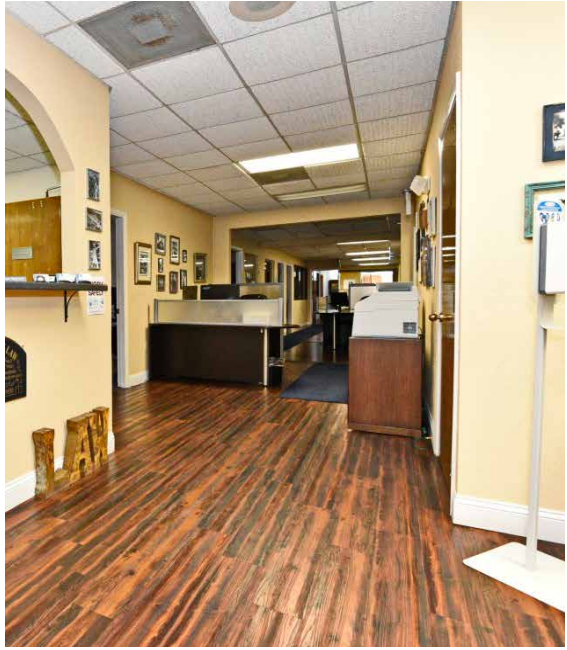
- Free Standing, Multi-Unit Office Building
- Great for owner occupant with income in place
- Seconds to I-4 and Easy Access to SR-429
- Walk to restaurants and retail
- 6 Leaseable Units - 1 (downstairs), 5 (upstairs)

INVESTMENT SNAPSHOT

Price:	\$1,750,000
Price Per SF:	\$116
Year Built:	1982
Zoning:	GO - General Office
Building SF:	15,035 SF
Parcel Size:	1.02 Acres
Building Class:	C
Parking:	63 Spaces (4 Spaces per 1,000 SF Leased)



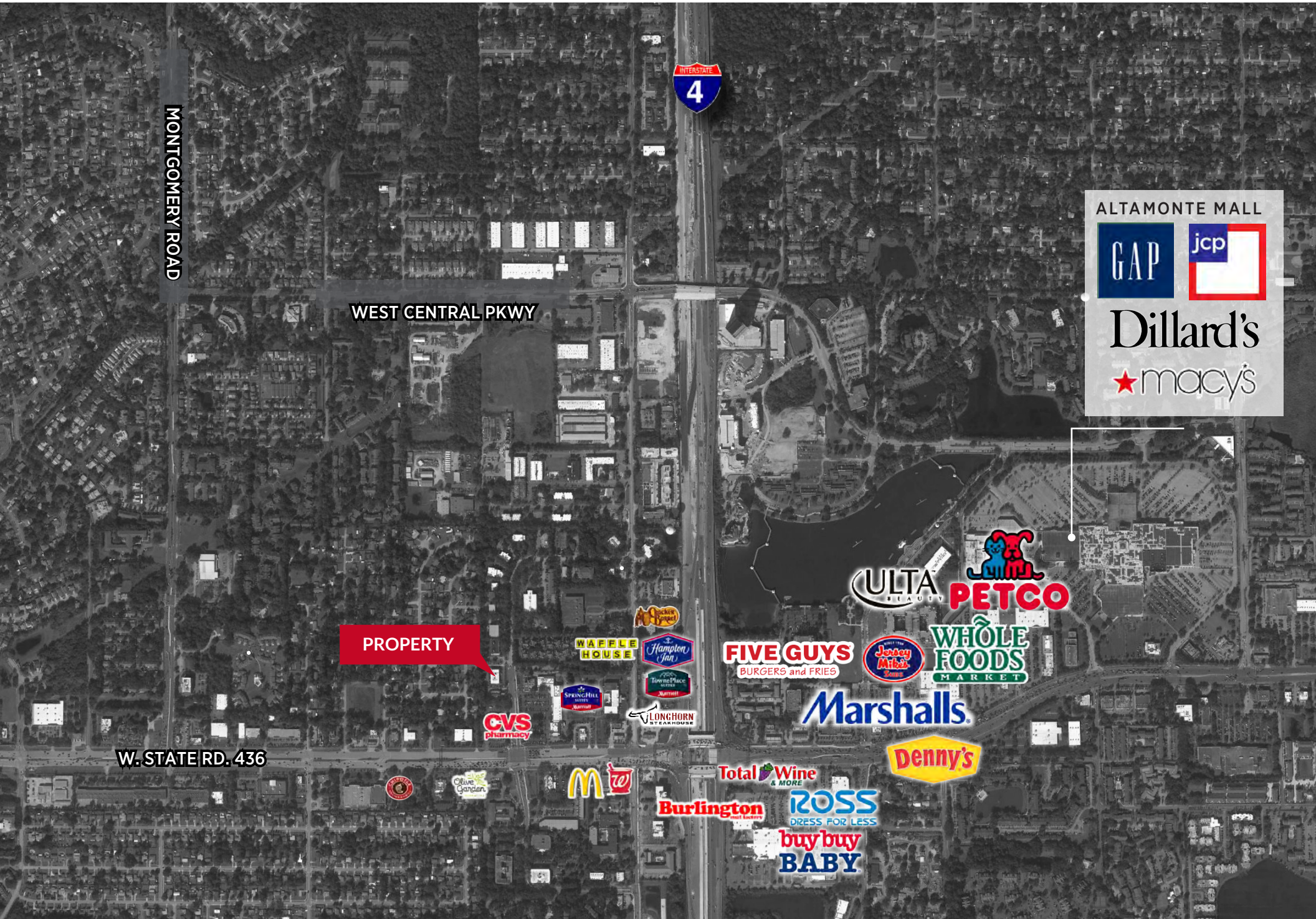
PROPERTY PHOTOS



PROPERTY PHOTOS



AMENITY MAP



MONTGOMERY ROAD



WEST CENTRAL PKWY

PROPERTY

ALTAMONTE MALL

GAP jcp

Dillard's

★ macy's

W. STATE RD. 436



**140 N WESTMONTE DR
ALTAMONTE SPRINGS, FL**

FREE-STANDING OFFICE BUILDING

Mark Harkins

O: 407.323.9310

markh@harkinscommercial.com



HARKINS
COMMERCIAL
REAL ESTATE

3595 W Lake Mary Blvd Suite B

Lake Mary, FL 32746

www.harkinscommercial.com