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# FOR SALE

140 N WESTMONTE DRIVE ALTAMONTE SPRINGS, FL 32714

FREE-STANDING OFFICE BUILDING

# NON-ENDORSEMENT & DISCLAIMER NOTICE

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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.

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## 140 N Westmonte Drive Altamonte Springs, FL 32714

FREE-STANDING OFFICE BUILDING

## PRESENTED BY

# Mark Harkins

O: 407.323.9310 markh@harkinscommercial.com



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**

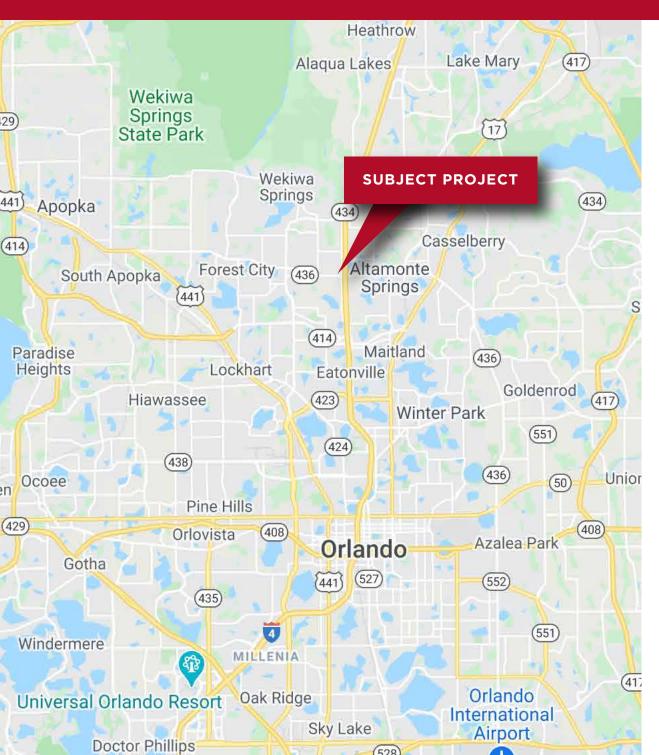
- Free Standing, Multi-Unit Office Building
- Great for owner occupant with income in place
- Seconds to I-4 and Easy Access to SR-429
- Walk to restaurants and retail
- 6 Leaseable Units 1 (downstairs), 5 (upstairs)

#### **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:	С
Parking:	63 Spaces (4 Spaces per 1,000 SF Leased)



#### **EXECUTIVE** SUMMARY



#### **ALTAMONTE SPRINGS**

Altamonte Springs is a city born of innovation, fiscal responsibility and progressive ideas. The City has worked hard over the years to remain debt free while maintaining one of the lowest tax rates in Florida. City leadership, staff, residents and local businesses share a vision of making Altamonte Springs the best place in Central Florida to live, work, raise a family, earn a degree, seek medical care, build a business and more.

From forward-thinking projects and proactive initiatives to an evolving business climate and environmentally-friendly projects, Altamonte Springs has set an example for other municipalities by striving to work beyond the typical constraints of local government.

The City has a perfect blend of community spirit and bustling activities that help create a wholesome environment for residents and visitors alike. Tree-lined streets and beautiful, natural parks reflect the charming and unique character of what locals call home. Not to mention, their robust events program is the most exciting in the region, all generously funded by the area's corporate sponsors. Hosting more than one million visitors each year, the City's programs infuse into our community a sense of excitement and entertainment, while enriching our diverse social fabric.



## **PROPERTY** PHOTOS





#### **PROPERTY** PHOTOS

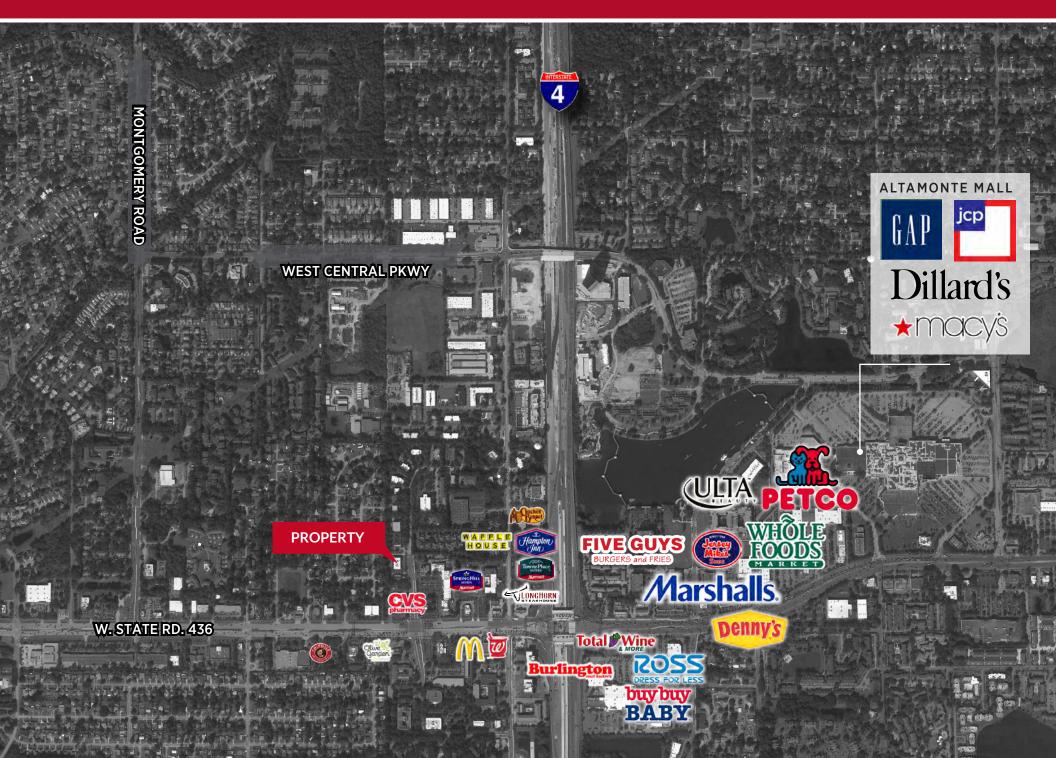








#### **AMENITY** MAP



# 140 N WESTMONTE DR ALTAMONTE SPRINGS, FL

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## **Mark Harkins**

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