

FOR SALE



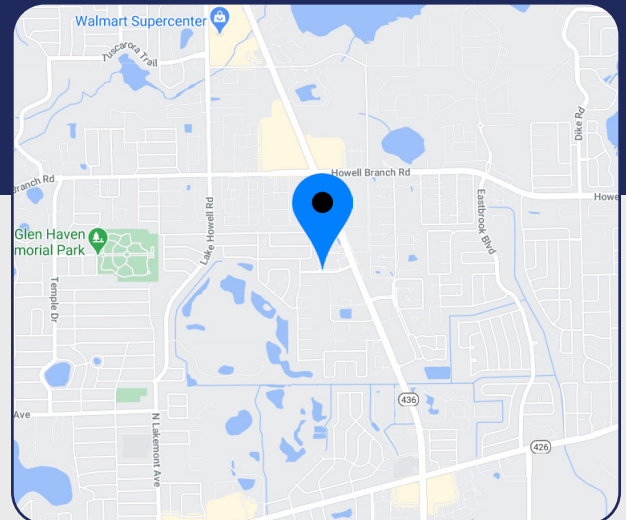
HOWELL PARK EXECUTIVE CENTER

2228 - 2354 Winter Woods Boulevard
Winter Park, FL 32792

\$3,300,000 (\$80.00/SF)

Total Size of Buildings:	41,000 SF (20,500 SF per building)
Site Size:	1.97 AC
Year Built:	1974/1975
Zoning:	CN (Restricted Neighborhood Commercial)
Use Code:	Office Building, Seminole County
Parking:	115 spaces
Construction:	Concrete block stucco
Occupancy/Income:	Limited tenants and income in place

- > **Each building is 20,500 SF (41,000 total)**
- > Two-story, Class B
- > Elevator service (2 hydraulic)
- > Common area restrooms
- > Ideal uses include educational/training facility, headquarters, corporate office, nonprofit, and special interest
- > 2020 real estate taxes - \$7,685 (seller holds exemption)
- > Contact agent for financial information
- > Conveniently located within minutes of Semoran Boulevard (SR 436) and Aloma Avenue
- > Easy access to Central Florida Greenway (SR 417)



Bill Bywater, CCIM

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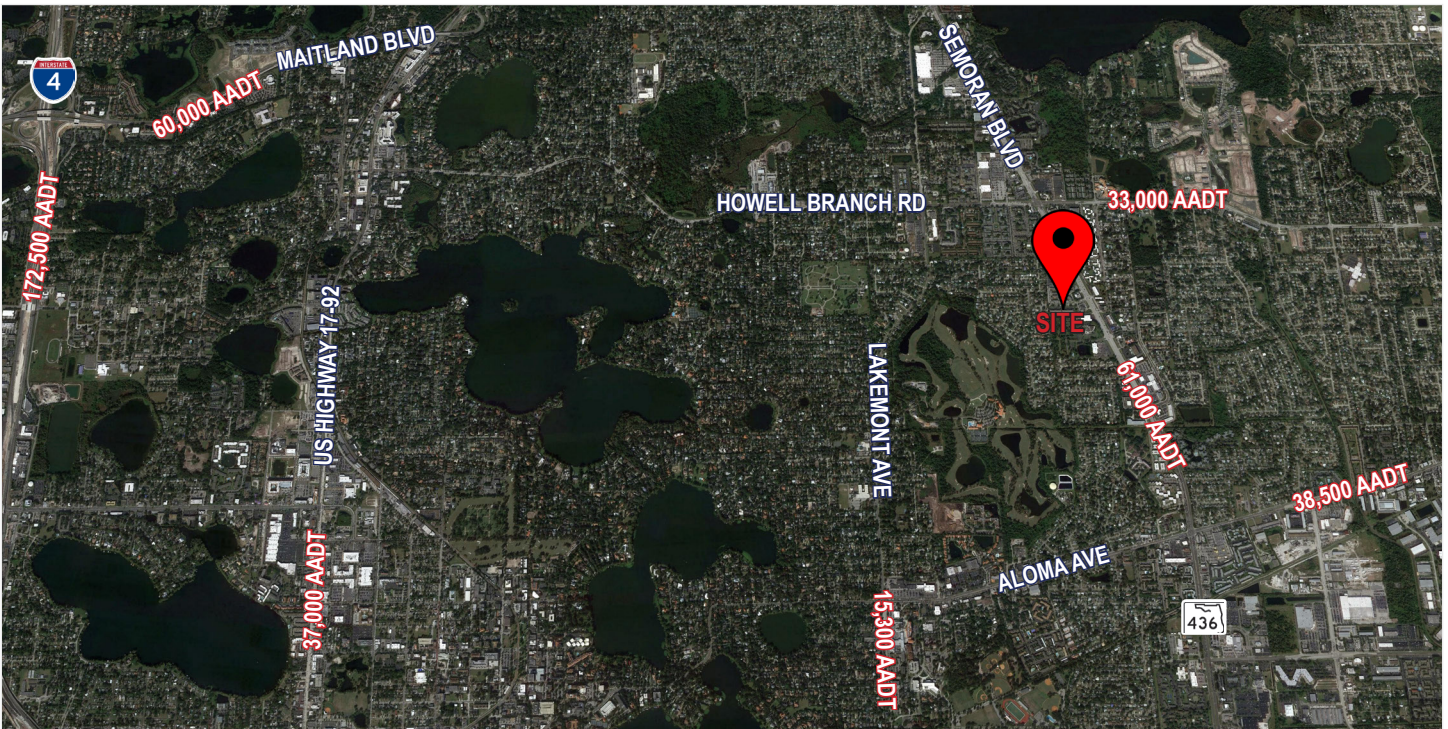
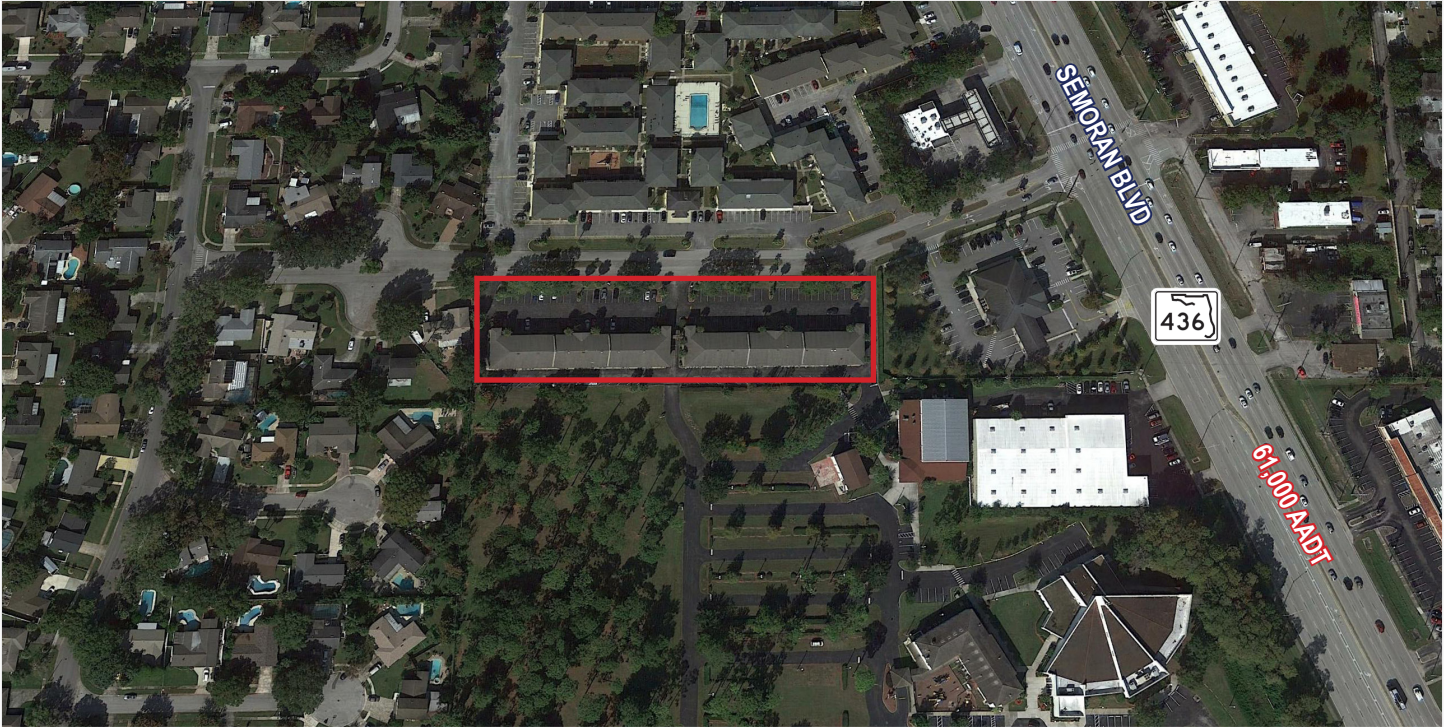


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AERIALS



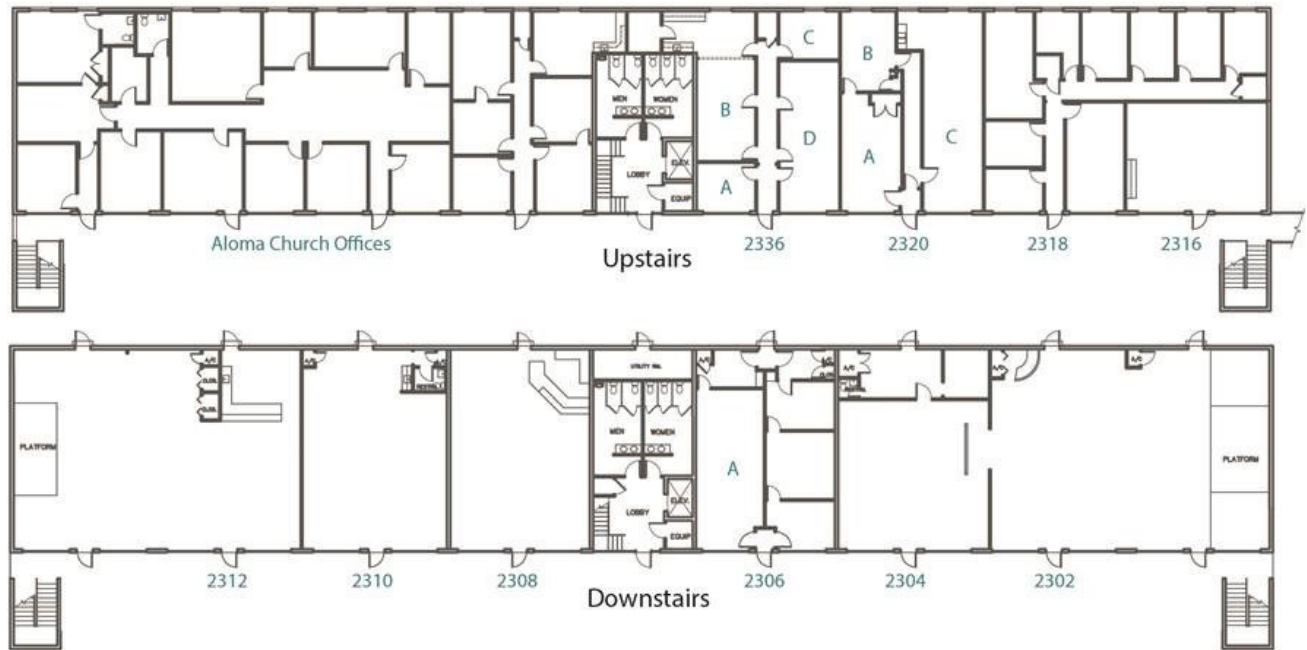
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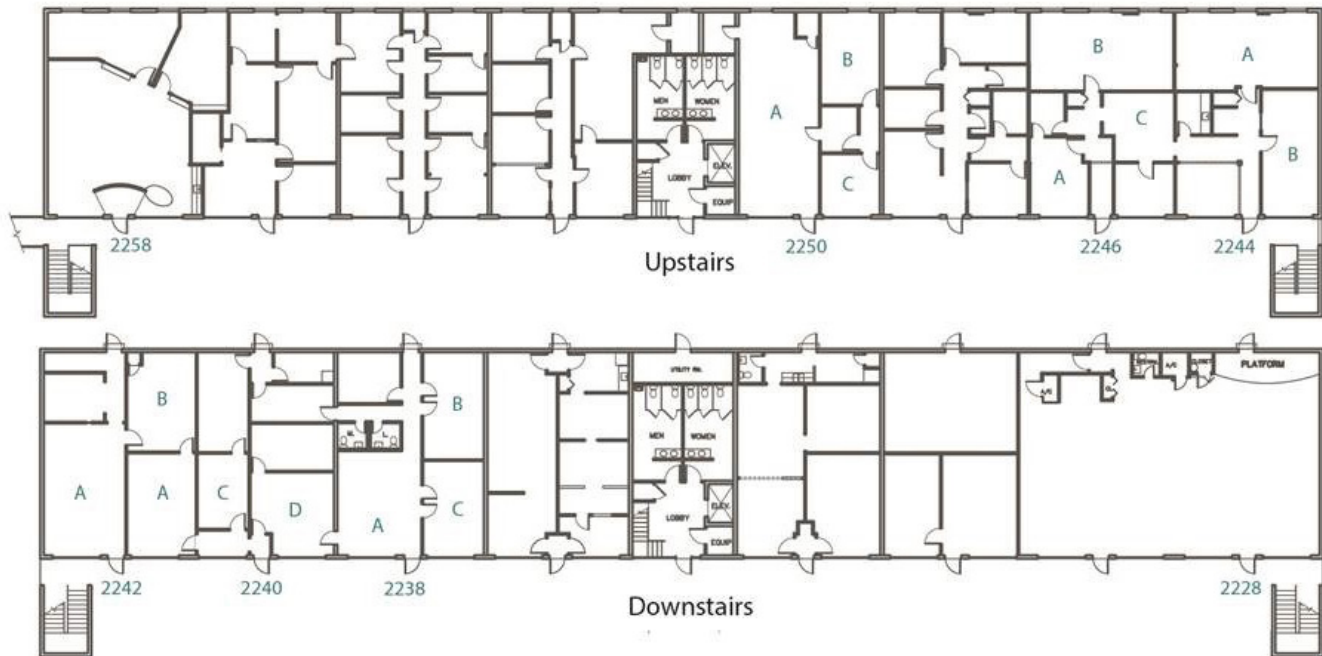
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BUILDING ONE



BUILDING TWO



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