

**FOR  
SALE**

**2 FREESTANDING RETAIL/SERVICE BUILDINGS**  
**WITH FENCED IN OUTSIDE STORAGE**

3145 & 3165 N. JOHN YOUNG PARKWAY  
ORLANDO, FL 32804



**CONTACT**

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*Licensed Commercial Real Estate Brokers*  
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www.ResultsREPartners.com

- **2 Buildings** totaling **14,880 SF** on **2.46 Acres** of Fenced in Land Zoned IC/W
- **Building 1: 3145 N. John Young Parkway:** 8,280 SF building built in 2003 with 9 grade level doors, and 1,175 SF of office/showroom and 6,025 SF of warehouse space with 18' clear and 1,080 SF canopy out back. 70+ parking spaces (9/1000) and concrete parking lot with drive thru access to Hansrob Rd.
- 3145 as a **Month-to-Month Billboard Lease** that pays **\$291.67 a month** (Below Market Rent). Income upside potential.
- **Building 2: 3165 N. John Young Parkway:** 6,600 SF building built in 2004 with 3 grade level doors, and 1,723 SF of office/showroom and 4,877 SF of warehouse. Entire site is concrete parking and drive thru access to Hansrob Rd to the rear. Has a easement for a cell tower with no income to the owner.
- 3165 has income of **\$8,920.92 a month for 2.5 more years from credit tenant.**
- Close to Silver Star Road, Princeton St, Orange Blossom Trail and HW 50
- 50,500 Vehicles/Day, 400' of Frontage +/- on John Young Parkway
- Existing Large Poles sign and Building Signage for both properties.
- **Sales Price: \$3,000,000**

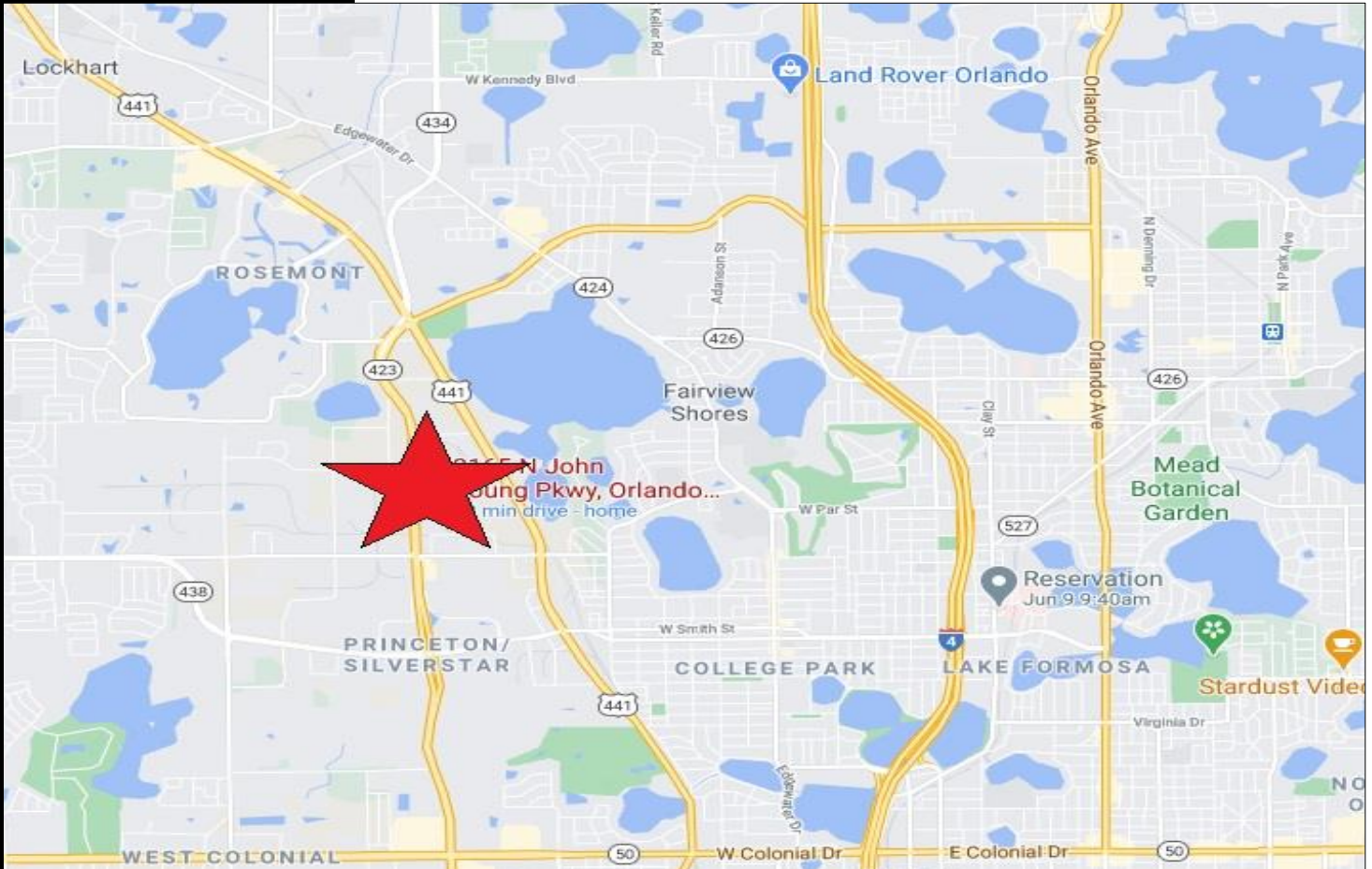
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