

FOR SALE



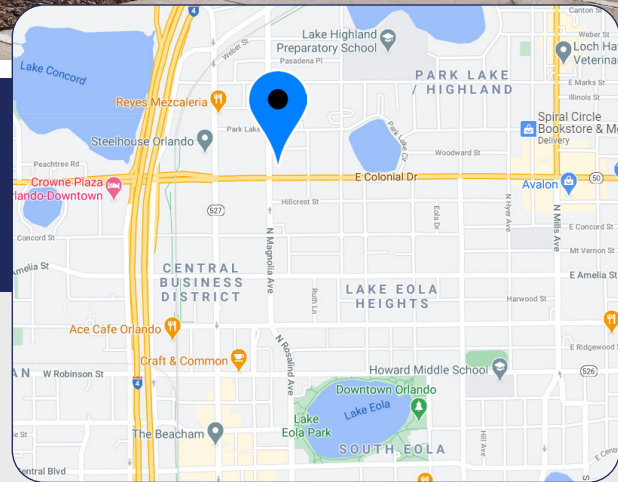
FREESTANDING OFFICE

717 N Magnolia Avenue, Orlando, FL 32803

\$699,000

Total Size of Building:	2,038 SF
Site Size:	0.15 AC
Year Built/Renovated:	1946/2000
Zoning:	AC-3A/T, City of Orlando
Parking:	9 striped spaces
Construction:	Concrete block stucco

- > Well-maintained with high-end interior finishes
- > Move-in ready
- > Immediately available
- > Furniture negotiable
- > Nine striped parking spaces in gated lot with additional street parking
- > Excellent access to Interstate-4 (I-4), East-West Expressway (SR 408), and Colonial Drive
- > **ALSO AVAILABLE FOR LEASE AT \$4,375/MONTH GROSS**



Bill Bywater, CCIM

D 407.206.5736

O 407.206.7300

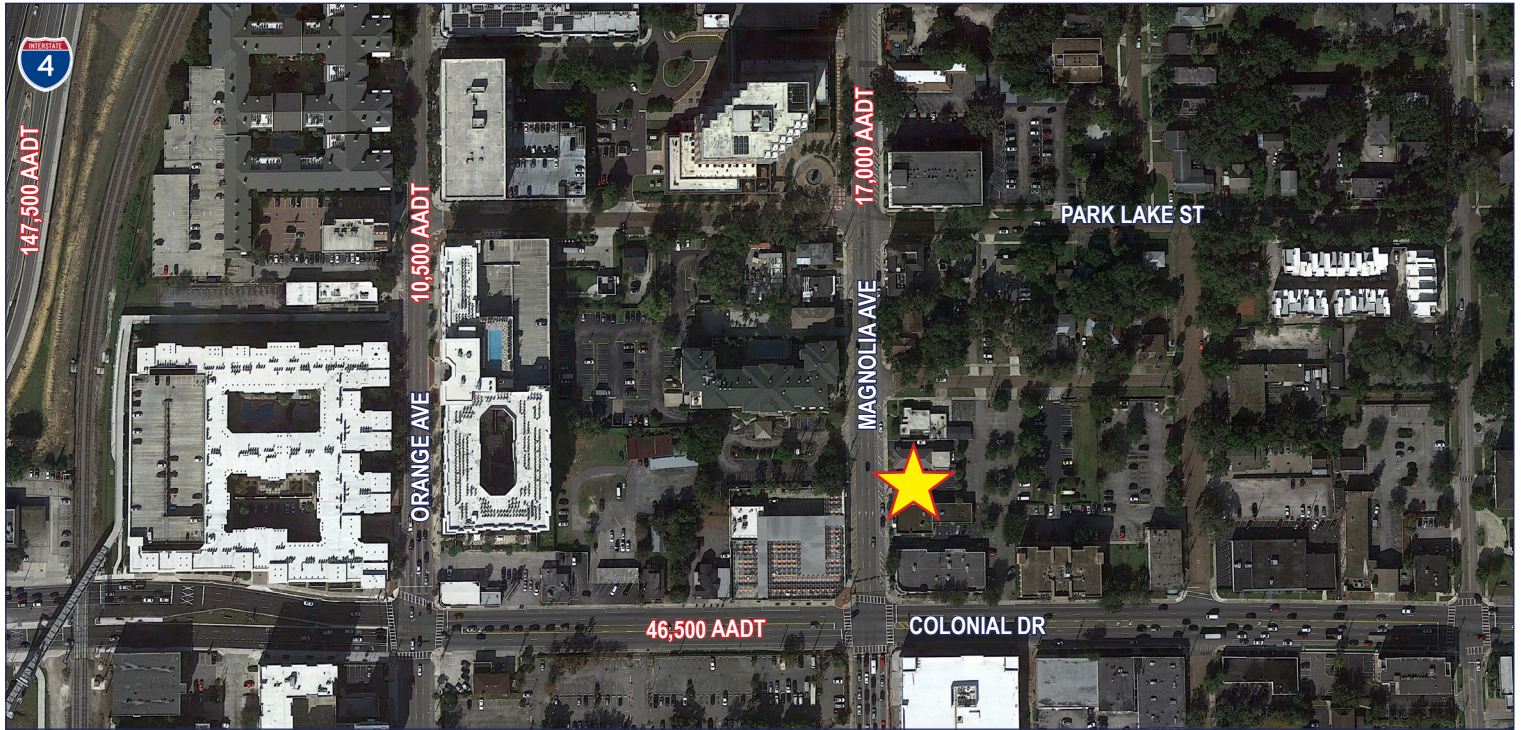
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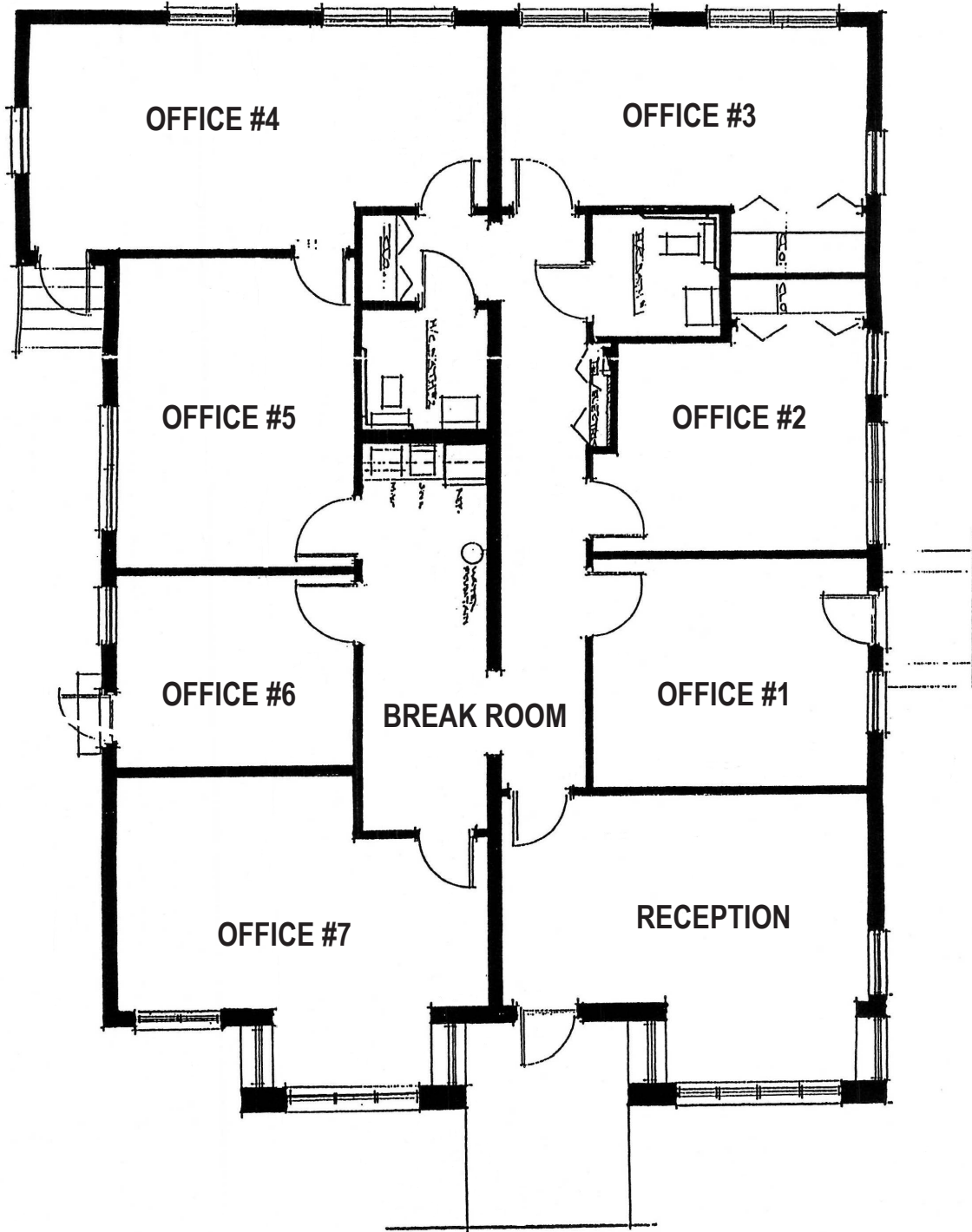
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FLOORPLAN



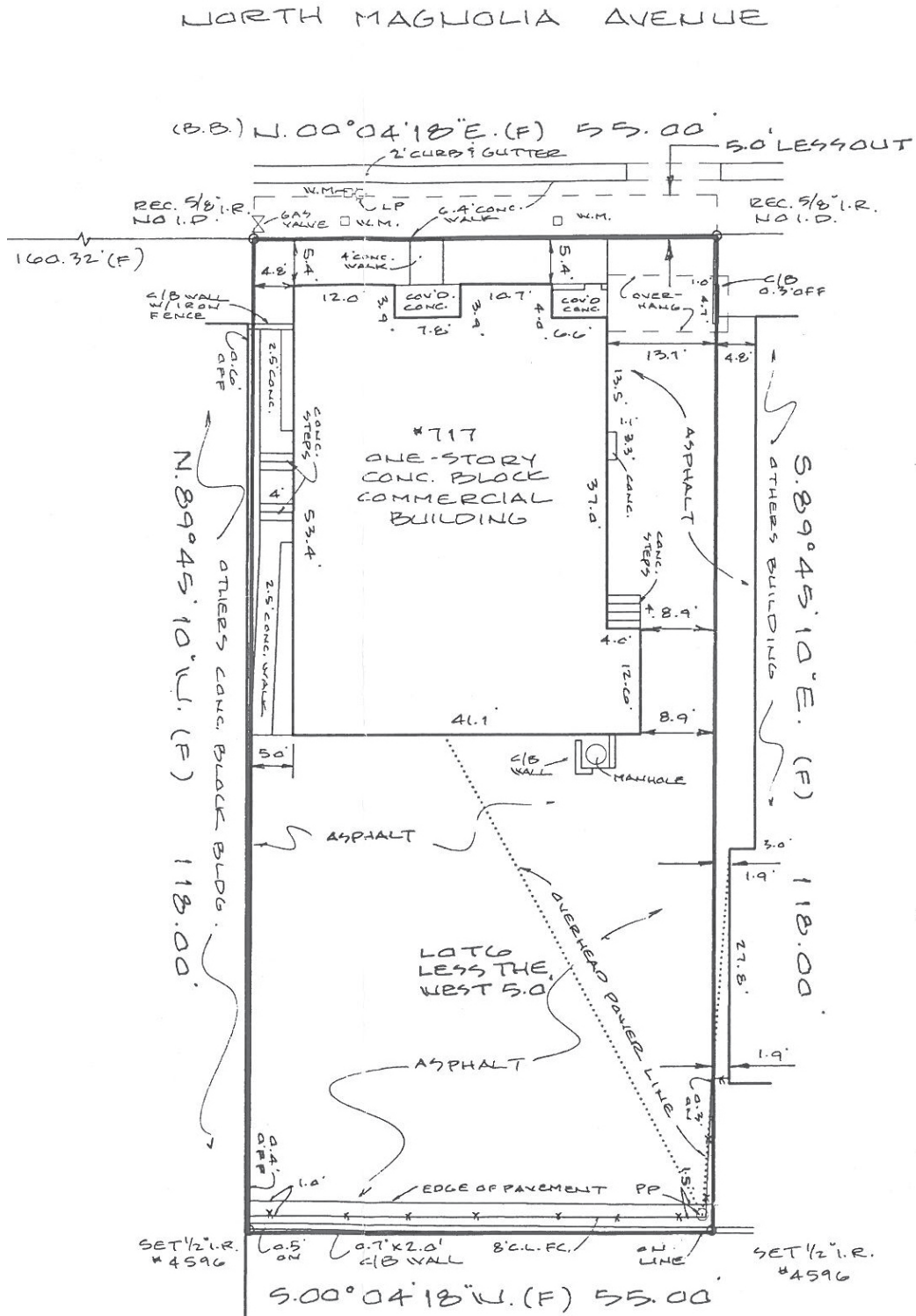
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SURVEY



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