4417 E COLONIAL DRIVE | ORLANDO, FL 32803

Multi-Use Property at Baldwin Park



OFFERING SUMMARY

Lease Rate:	\$22 NNN
Sale Price:	\$2,500,000
Building Size:	9,153 SF
Lot Size:	0.68 ac
Parcel: 20-22-30-8688-13-010	
Monument signage on East Colonial: lit & double placard	
Possible uses include:	
School (present use)	
Office	
Medical / Lab	
Light Industrial	
Religious	

PROPERTY OVERVIEW

Free-standing, Mediterranean-style building Located at the south entrance to Baldwin Park near Best Buy Excellent access and exposure to all major highways Fee simple ownership AC-3/AN zoning allows a wide variety of uses

PROPERTY HIGHLIGHTS:

- ± 9,153 USF with ± 51 parks (5.6/1000)
- Attractive barrel tile roof. Block construction. Major cosmetic renovation 2015.
- Current school tenant terms out 2/28/22 (can vacate early).
- 3ph / 400a power. Newer HVAC's & main panel electric upgraded. In-place fire annunciators.
- New exterior paint. Landscape upgrades are underway.
- 100% financing may be available ask Broker for details.

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CITY Commercial is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

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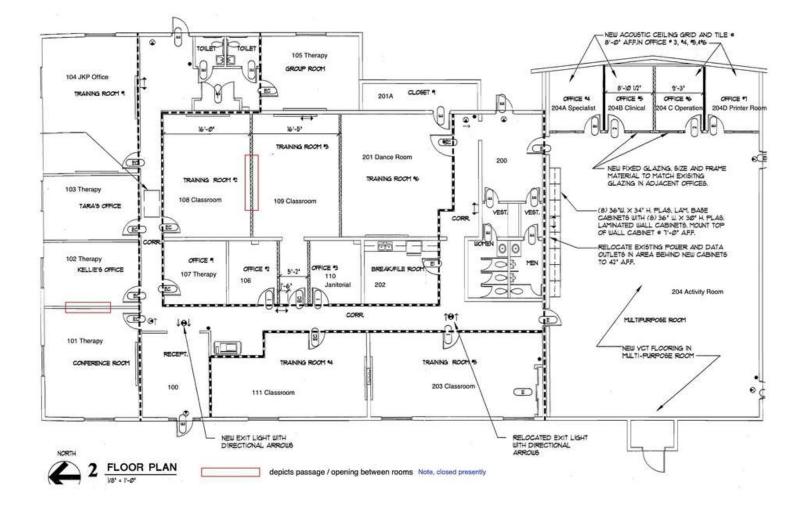




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Space Plan



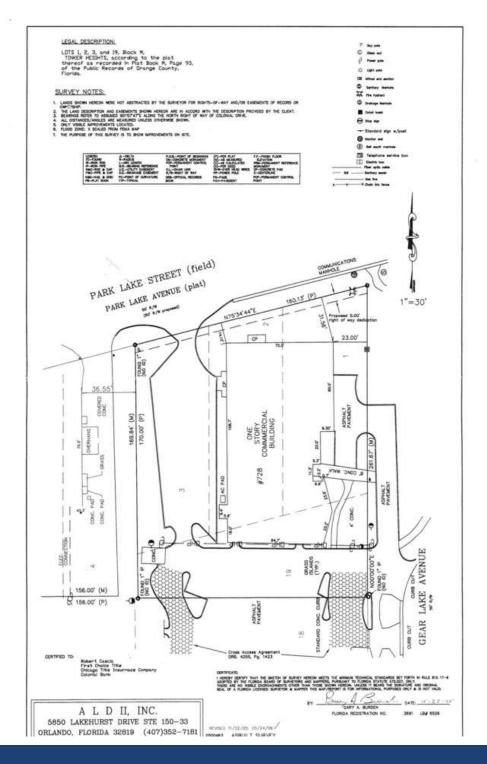
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Survey



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Aerial



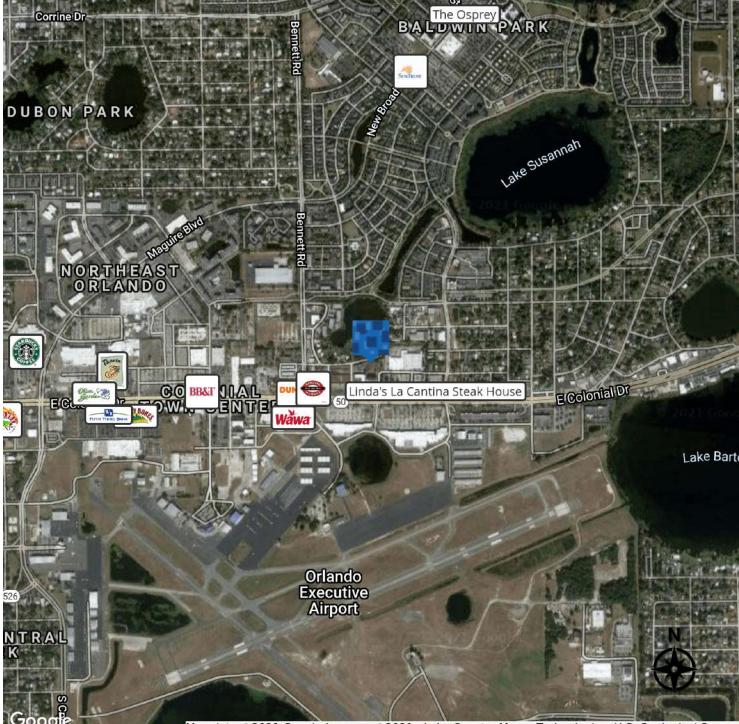


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Location Map



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