

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.

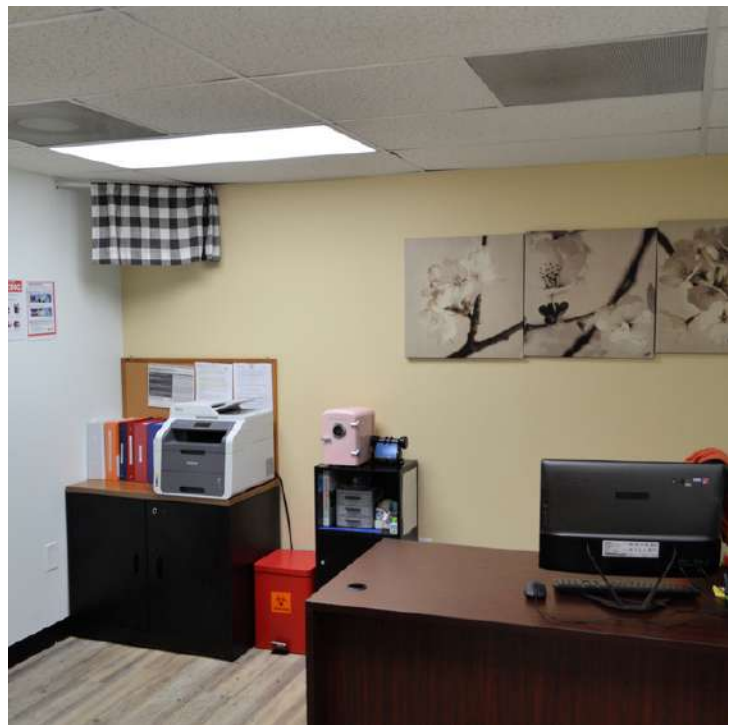
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FOR LEASE OR SALE

4417 E COLONIAL DRIVE | ORLANDO, FL 32803



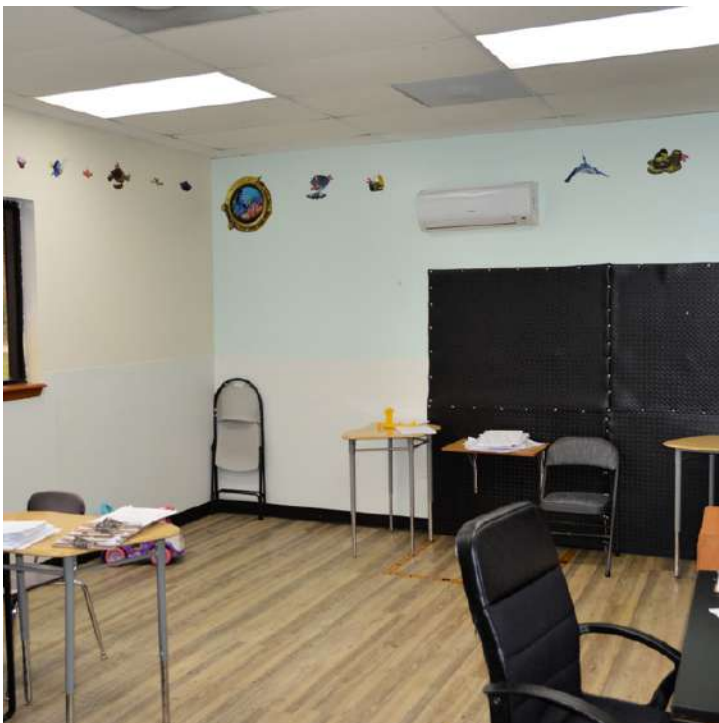
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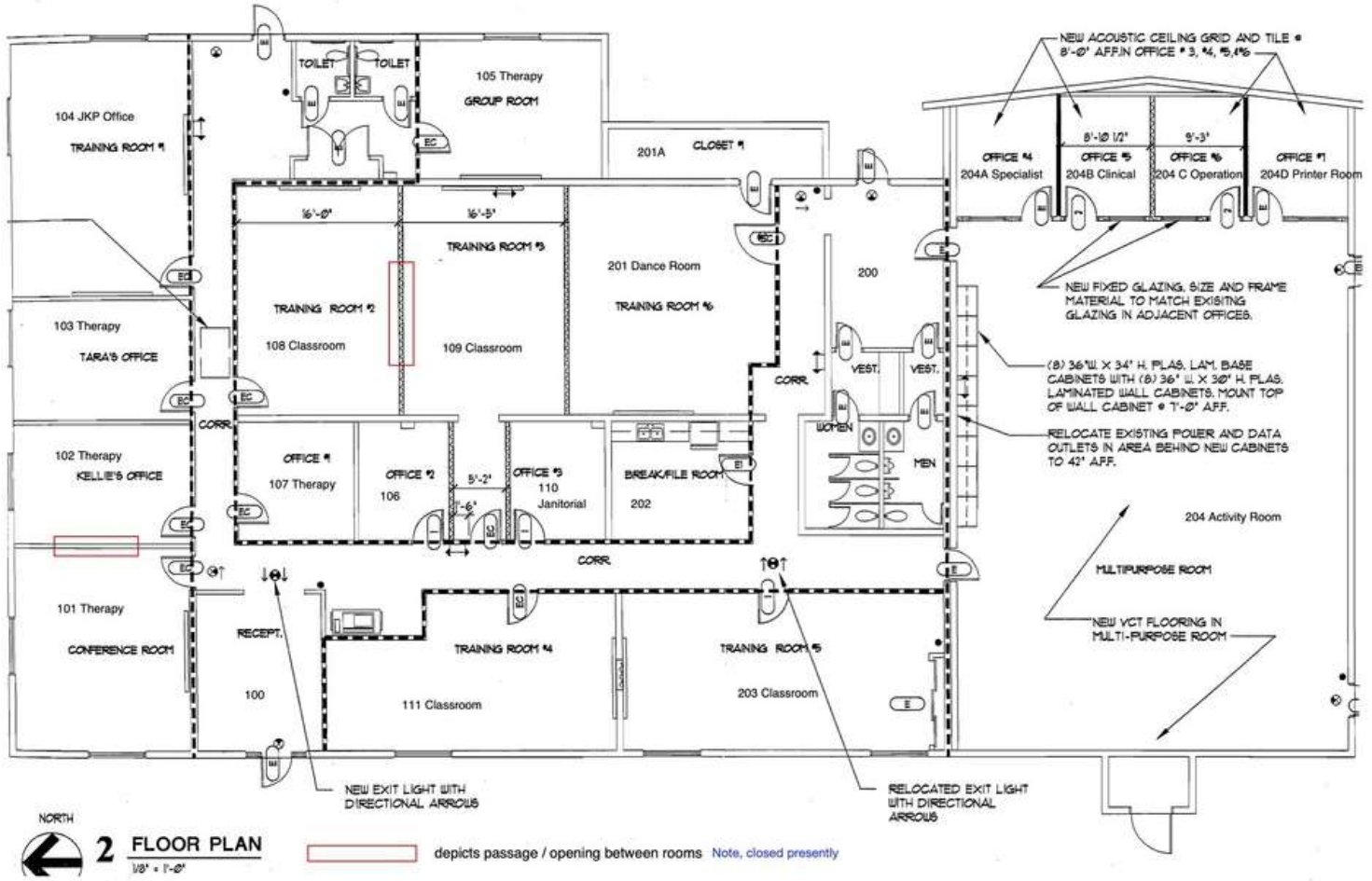


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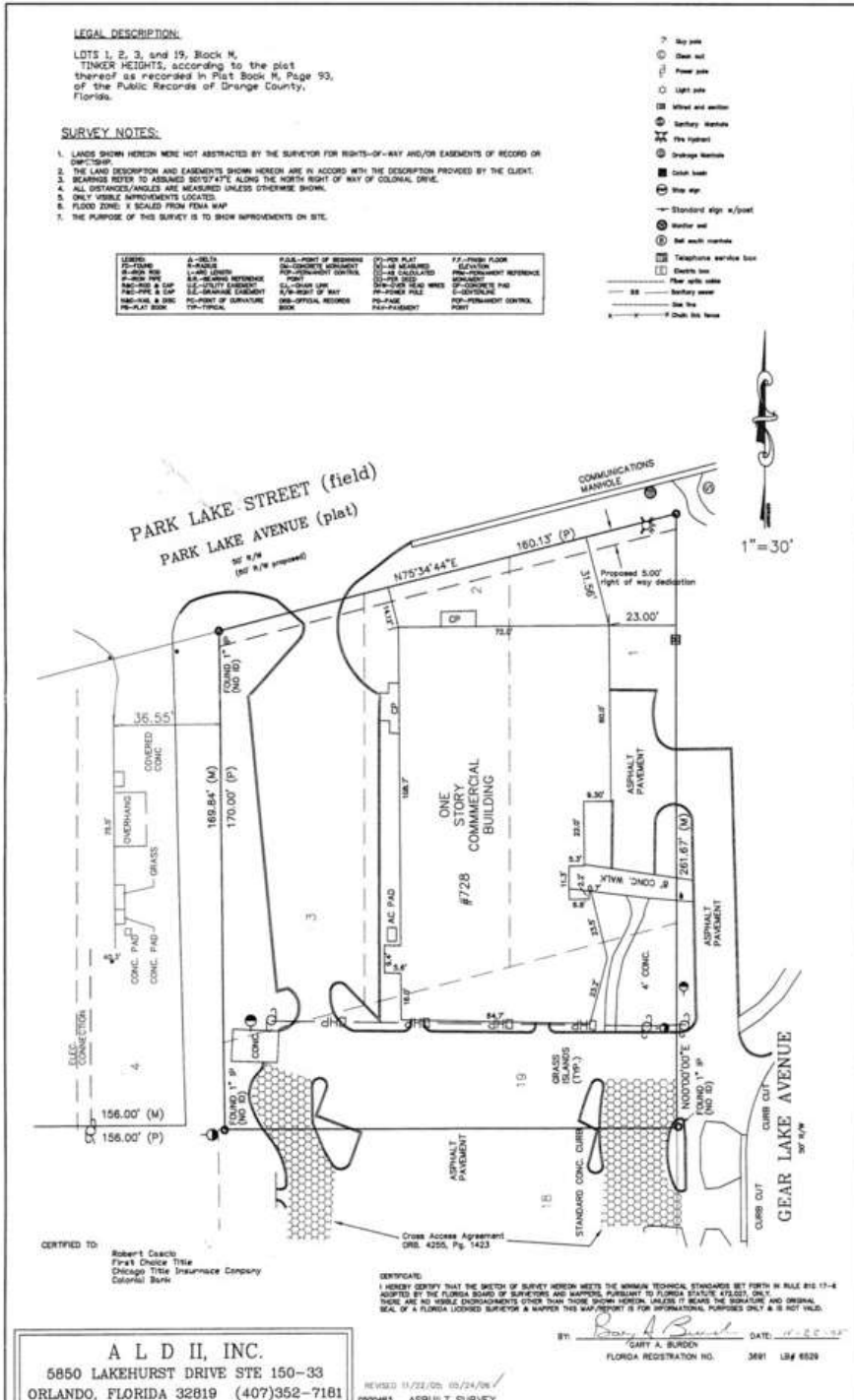
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Space Plan



Survey



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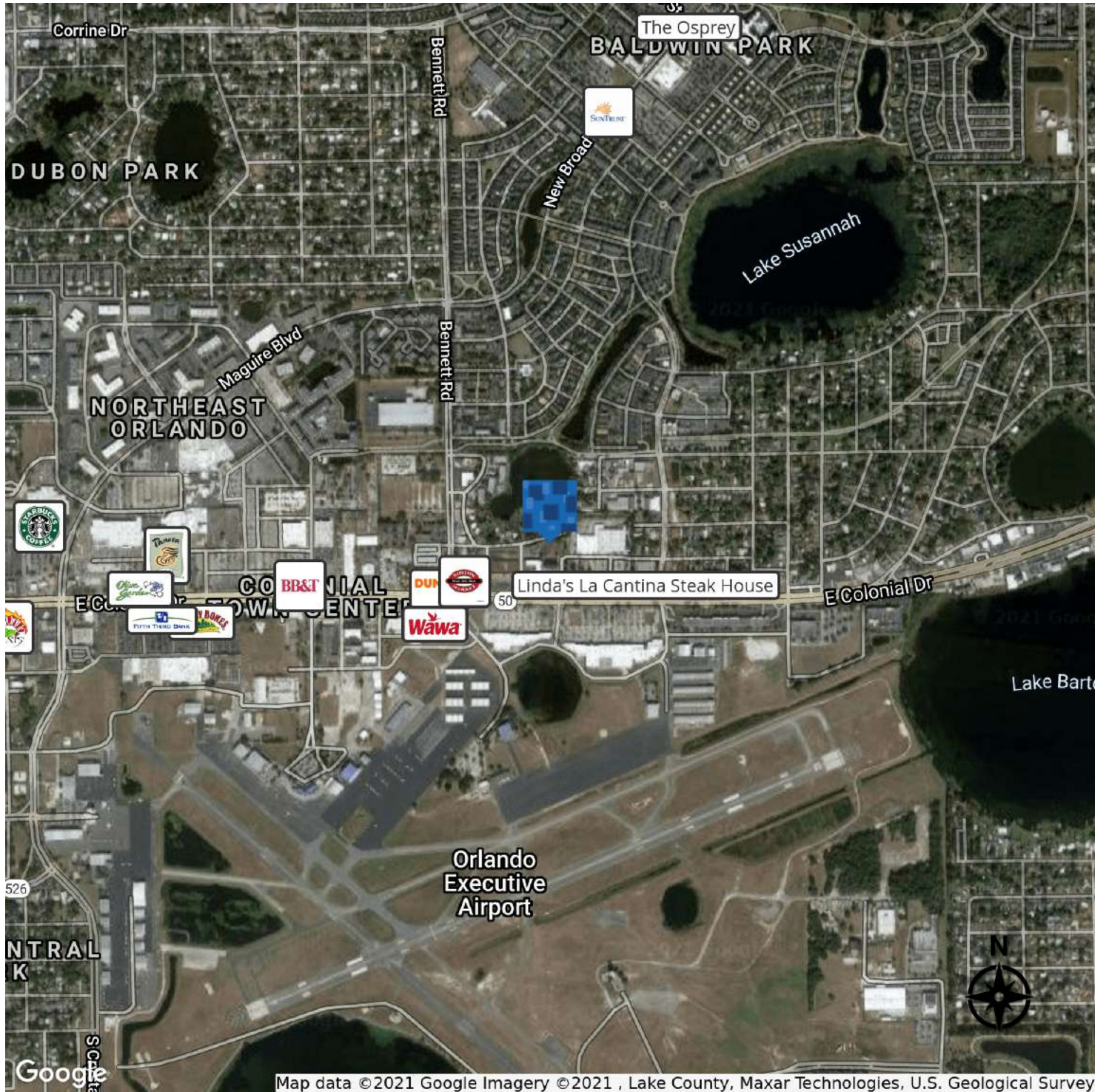
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Aerial



Location Map



Map data © 2021 Google Imagery © 2021, Lake County, Maxar Technologies, U.S. Geological Survey

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