

FOR SALE



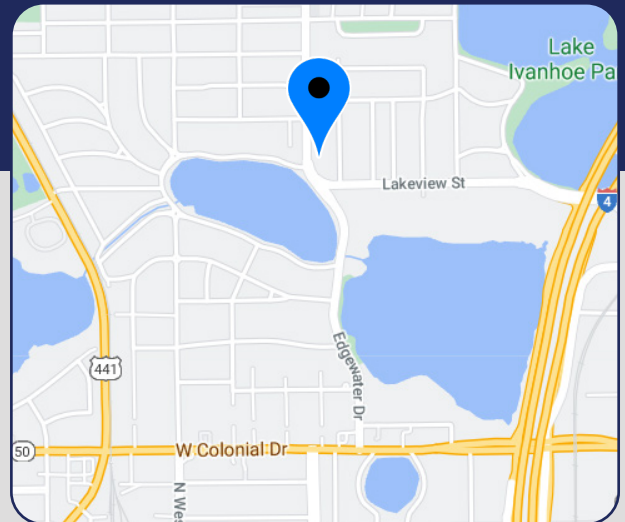
OFFICE BUILDING

1127 Edgewater Drive, Orlando, FL 32804

\$1,200,000

Total Size of Building:	2,845 SF
Site Size:	0.21 AC
Year Built:	1959
Zoning:	MU-1/T/SP/AR, City of Orlando
Parking:	10 spaces
Construction:	Concrete block and brick

- > One-story, 2,845 SF (per tax rolls) office building
- > Ideally located in sought after College Park
- > Highly visible
- > Ten parking spaces plus additional on street
- > Orlando Utilities Commission provides power, water and sewer
- > RE taxes (2020) - \$7,214.96
- > Non-Ad Valorem taxes (2020) - \$502.90
- > Easy access to Interstate 4 (I-4) and Colonial Drive



Bill Bywater, CCIM
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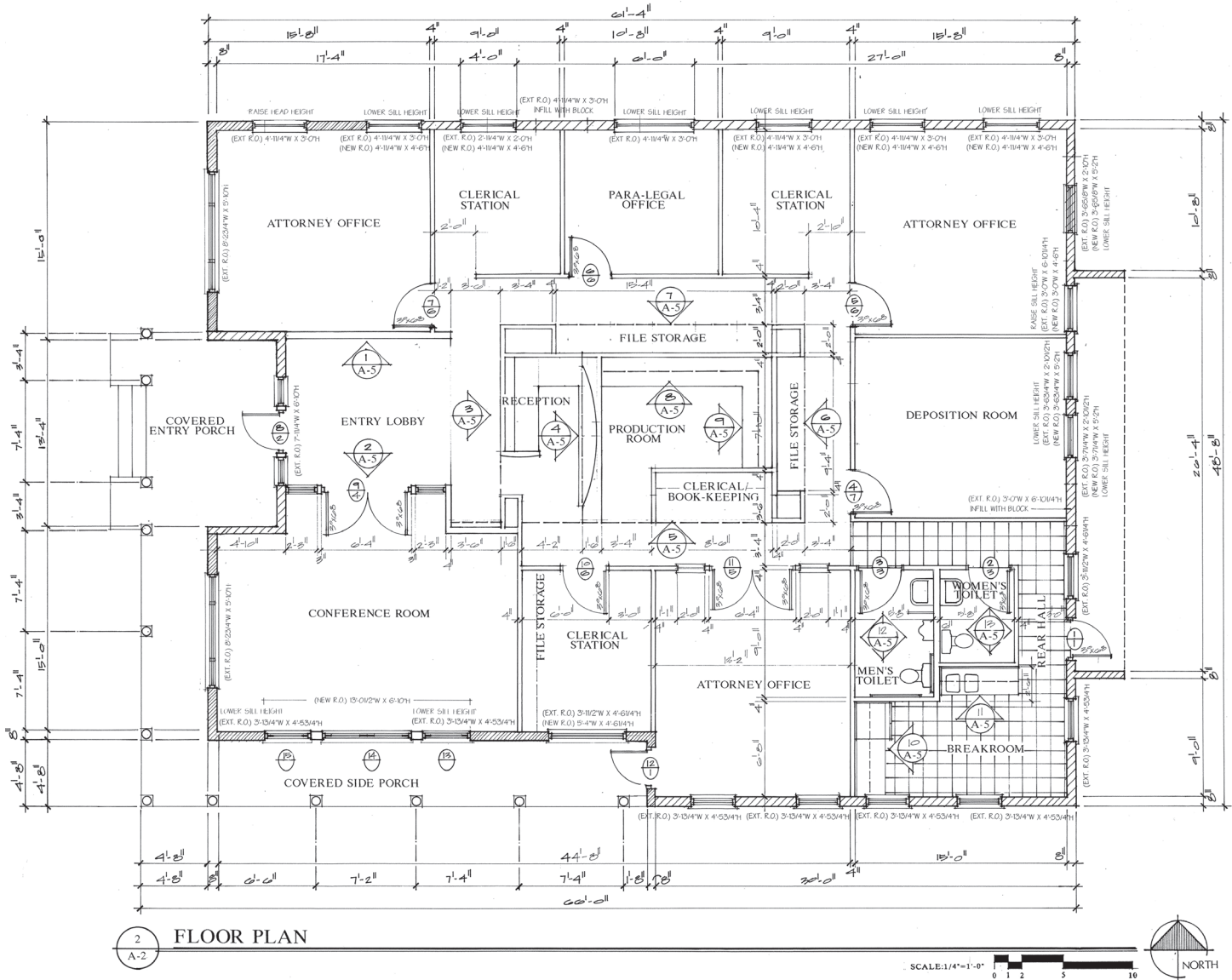


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FLOOR PLAN



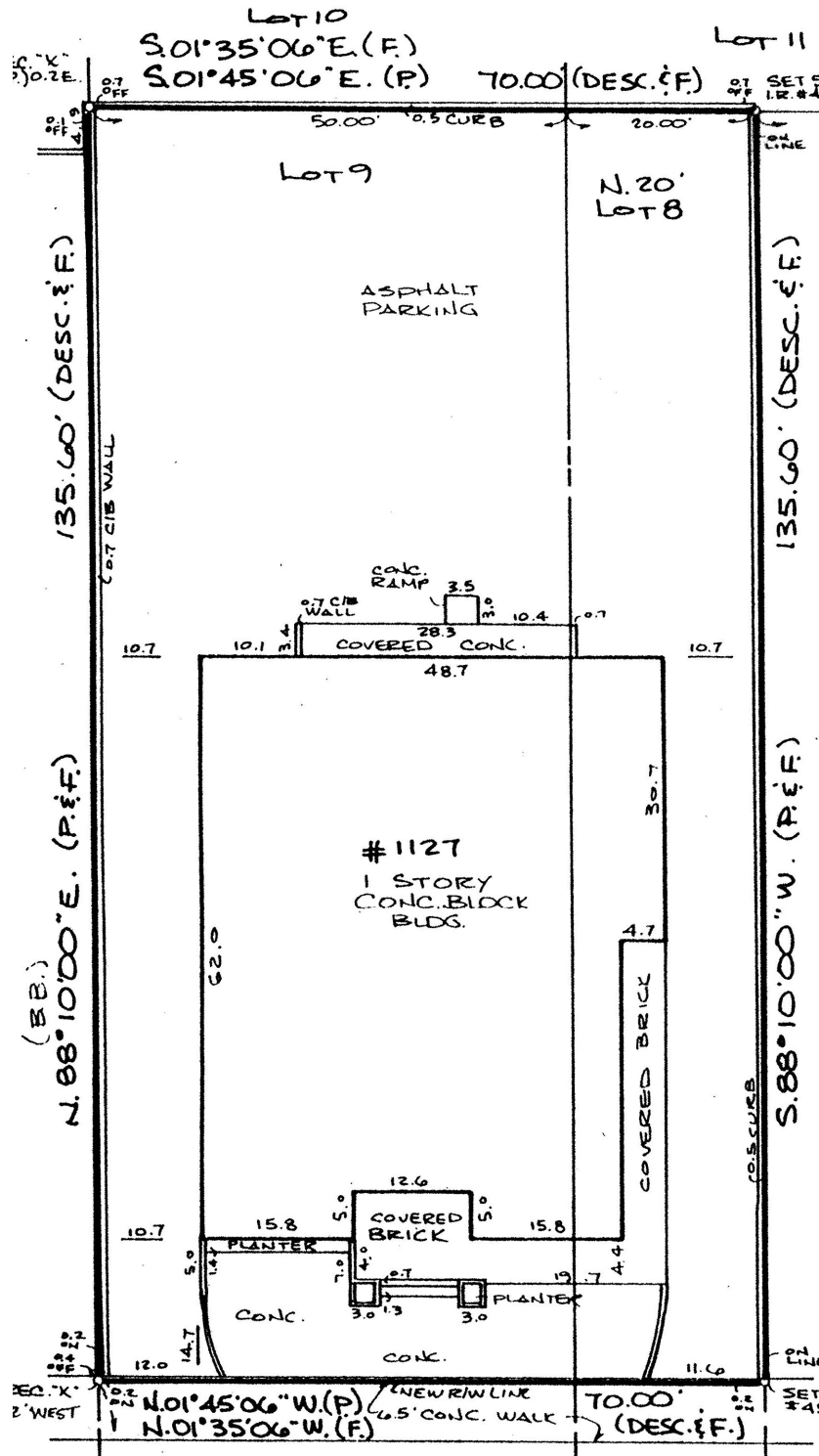
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SURVEY



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