

Winter Park - Professional Office Building



OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	5,068 USF
Zoning:	City of WP, O-1
Parcel ID:	01-22-29-4094-00-010

PROPERTY OVERVIEW:

Morse Blvd free-standing, classic professional office building
Located directly across from the brand new WP Library & Event Center
Keewin Office Park - very well established & maintained boutique office park
Walking distance to WP's prime dining and social venues - 1 block east of 17/92
First time available in 30 years
Excellent access and exposure to all major highways

PROPERTY HIGHLIGHTS:

- ± 5,068 SF with ± 20 parks
- 4 offices have private balconies. Current use - law firm.
- Mix of private offices, conf rooms and breakroom
- Easily set up for owner occupant or divisible for add'l rental income
- 2015 - new plumbing
- 2017 - new HVAC's
- 2019 - new roof (both barrel & flat)

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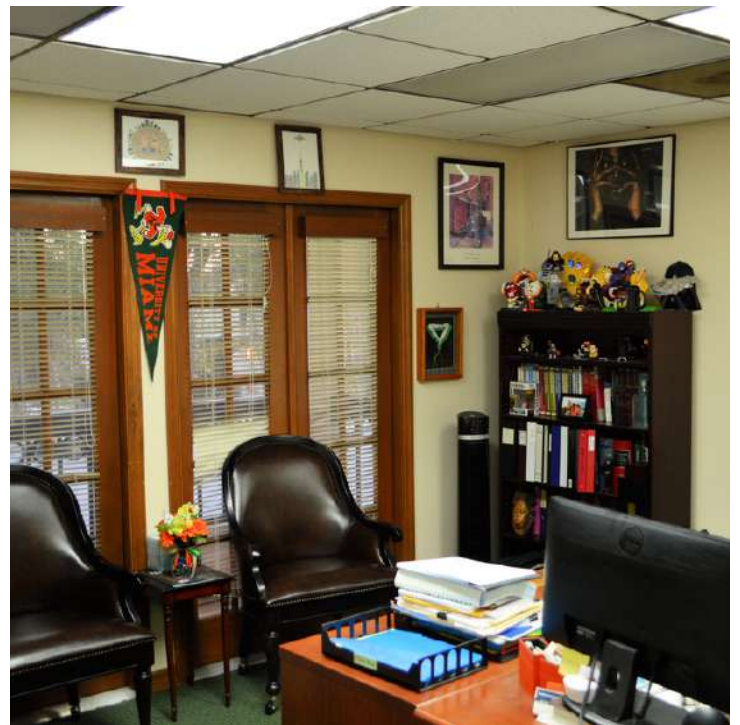
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FOR SALE

1099 W. MORSE BLVD. | WINTER PARK, FL 32789

Photos



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Additional Photos

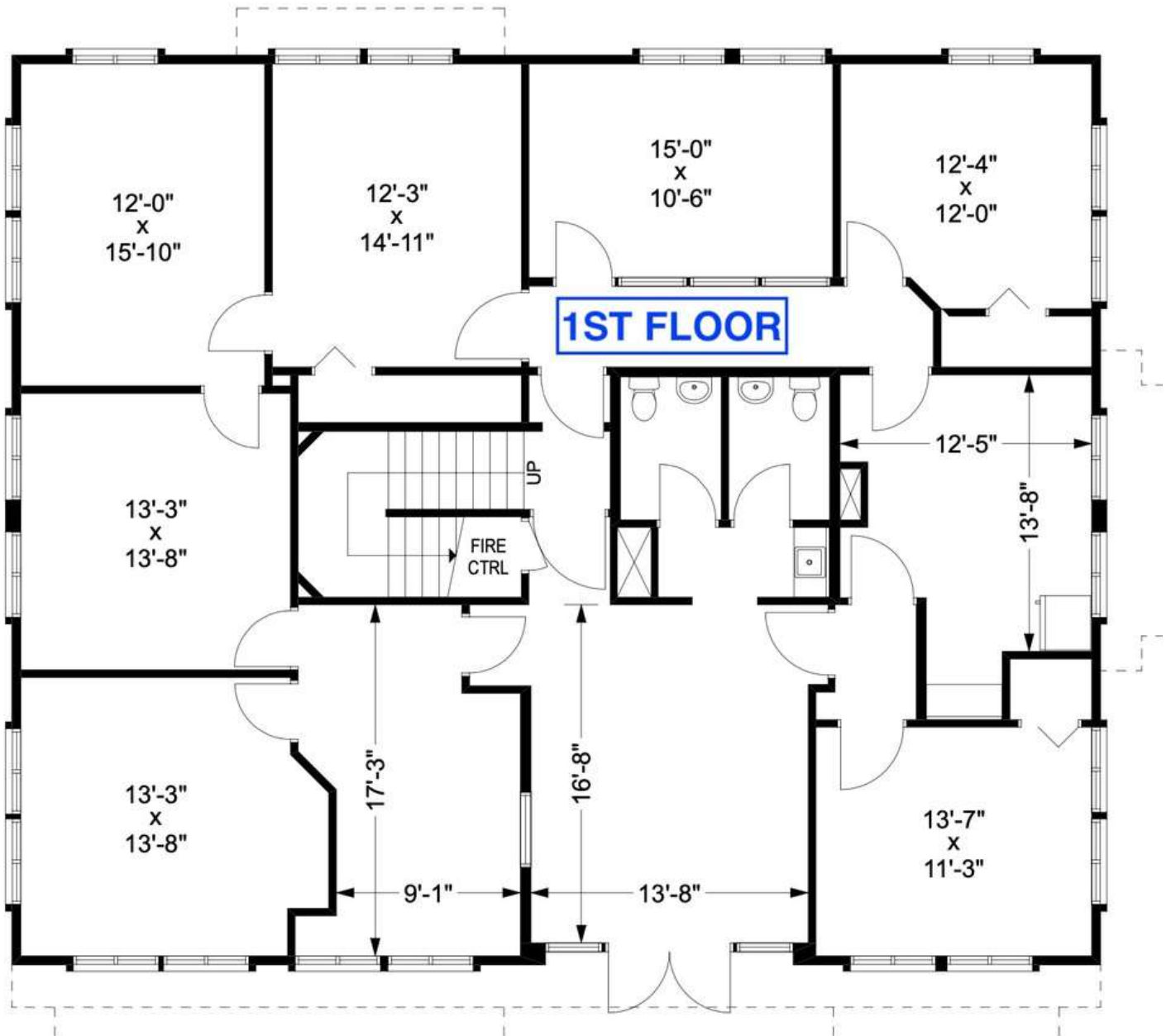


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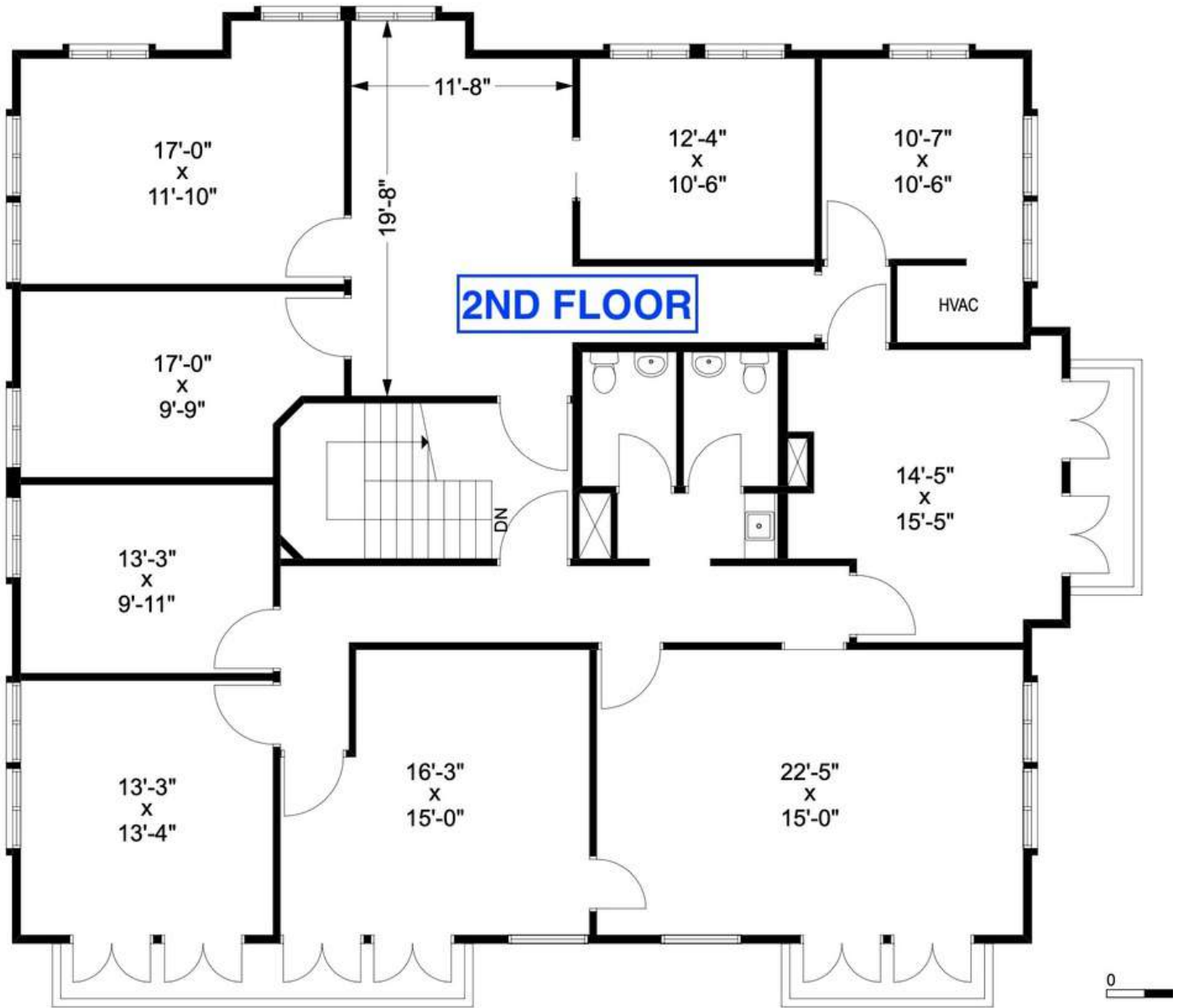
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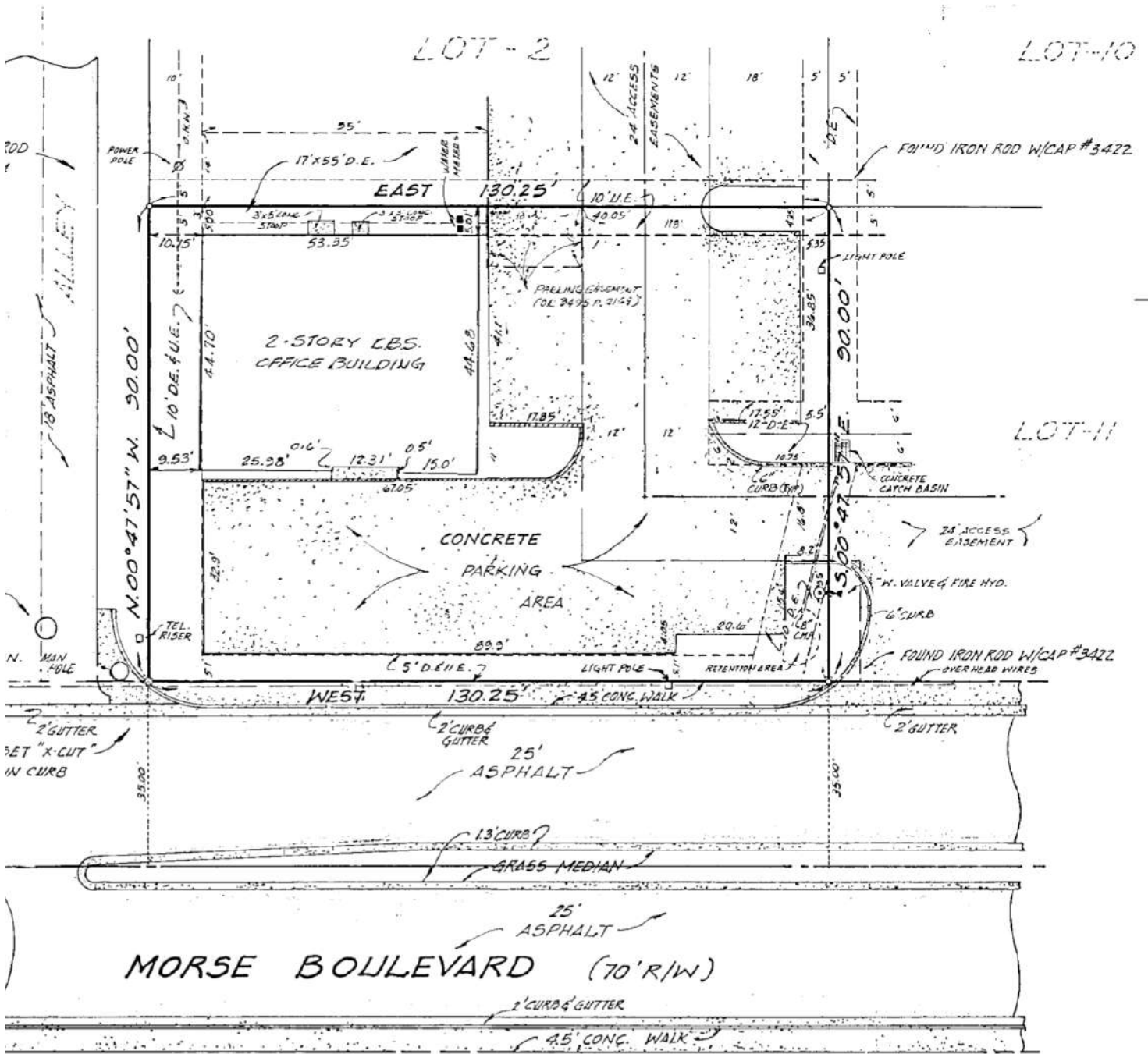
SPACE PLAN



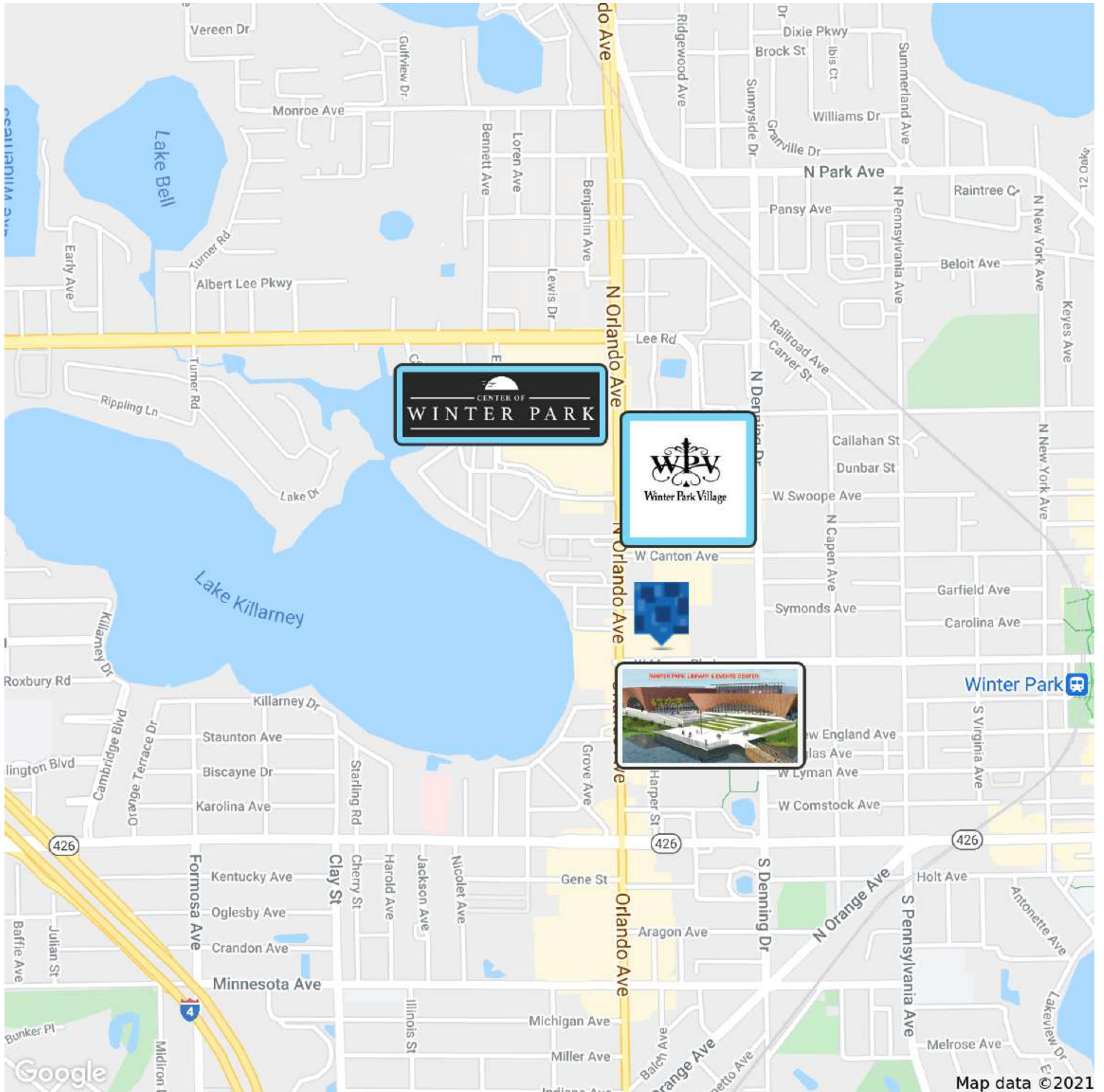
SPACE PLAN



SURVEY



Location Map



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,018	75,391	243,326
Average Age	37.1	36.9	36.5
Average Age (Male)	36.3	35.5	35.0
Average Age (Female)	38.3	38.6	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,128	31,693	98,294
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$57,114	\$74,339	\$74,063
Average House Value	\$238,256	\$313,875	\$311,081

* Demographic data derived from 2010 US Census

