

**FOR SALE**



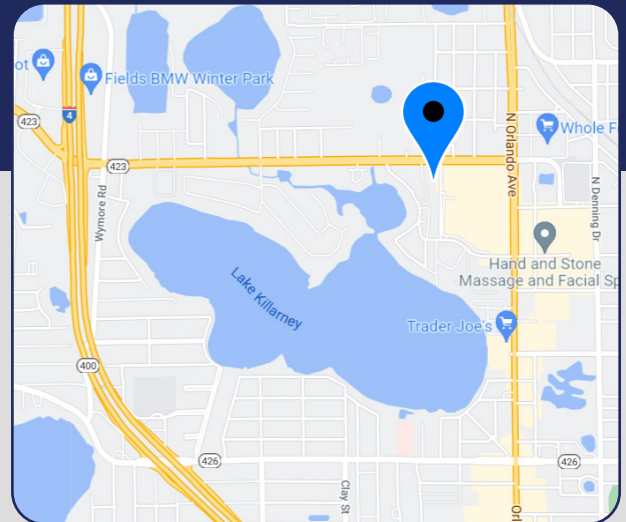
## OFFICE DUPLEX

727 - 729 Executive Drive, Winter Park, FL 32789

**1,500± SF OFFICE DUPLEX**

**\$423,000**

- > 1,500 SF office duplex with two 750 SF units on 0.22 AC
- > Concrete block construction
- > Built in 1954
- > Zoned O-2, City of Winter Park
- > Two month-to-month tenants
- > New roof and exterior paint (January 2022)
- > One new air-conditioner (January 2022)
- > Good parking with room for approximately 8 vehicles
- > 2021 taxes - \$4,679.94
- > 2021 assessment - \$294,188
- > Great location just off Lee Road, minutes from US Hwy 17-92 and Interstate-4



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Orlando, FL 32801

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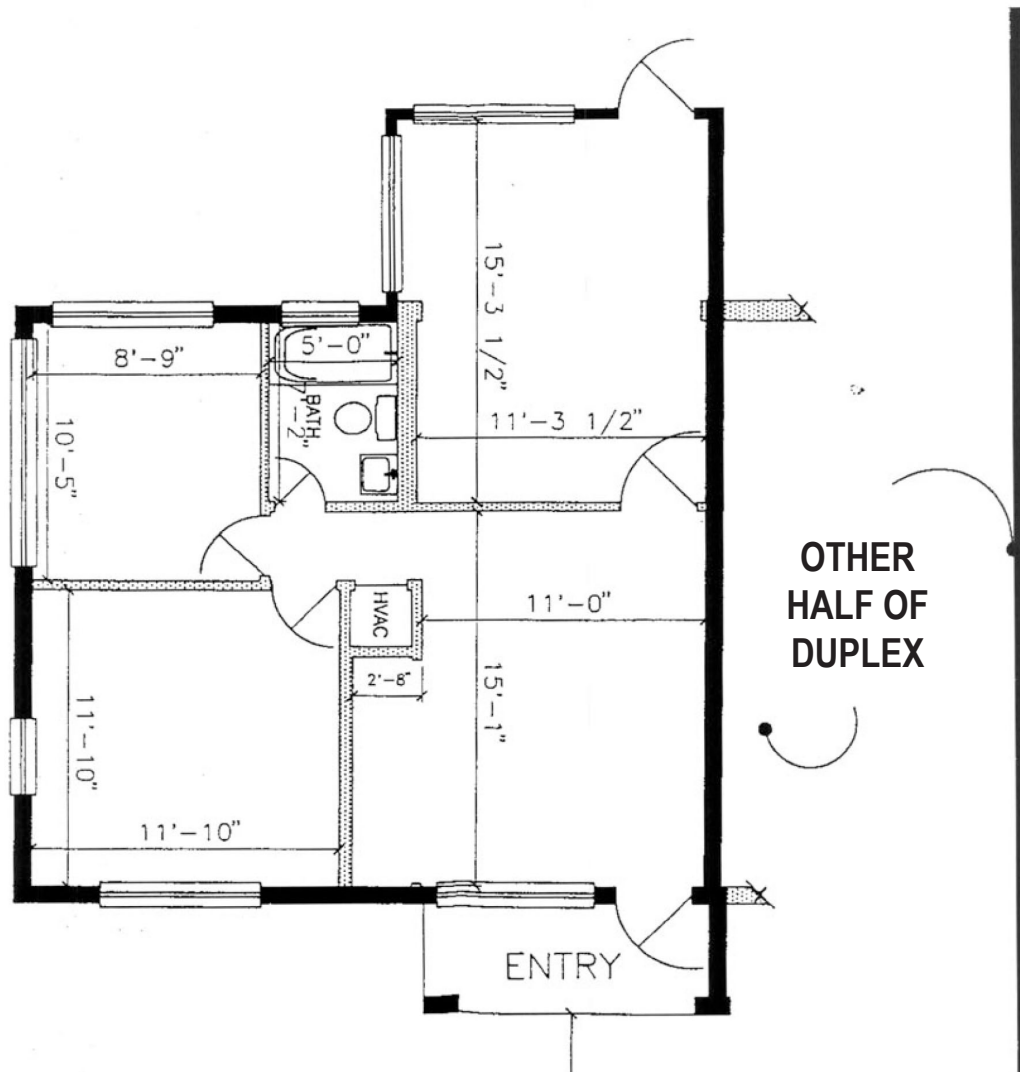
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## SITE PLAN

Both sides have a similar layout



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