

FOR SALE

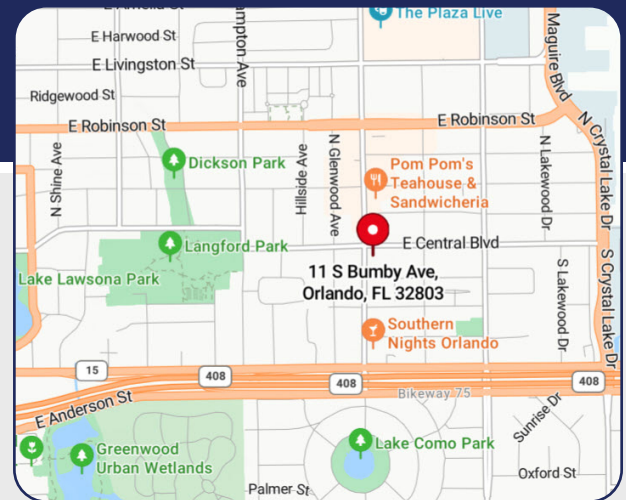


OFFICE BUILDING

11 S Bumby Avenue, Orlando, FL 32803

\$4,650,000

- > Two-story brick office building on 1.0 acre
- > 12,940 gross SF (12,483 net SF per tax rolls)
- > Built in 1984
- > Zoned O-1/T/AN, City of Orlando
- > Glass interior walls
- > Roof replaced December 2024
- > Re-plumbed October 2024
- > Recent upgrades to elevator service
- > 53 paved parking spaces, includes 12 covered
- > OUC for water, sewer, and electric
- > Highly visible with monument sign
- > Building is occupied through May 31, 2025



Bill Bywater, CCIM

D 407.206.5736

O 407.206.7300

bill@bywater.com



1209 Edgewater Drive

Suite 100

Orlando, FL 32804

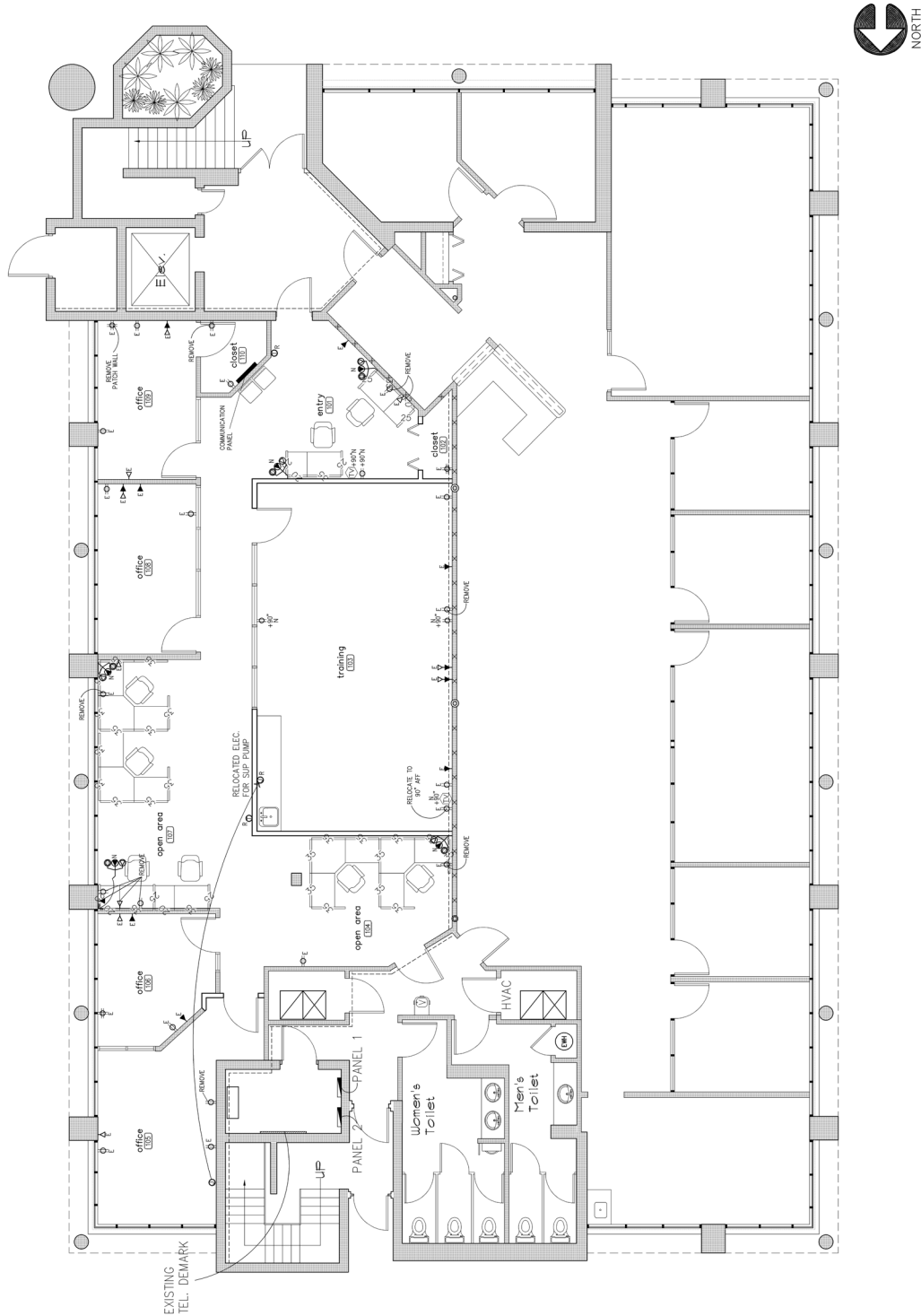
407.206.7300 Main

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FLOORPLAN - FIRST FLOOR



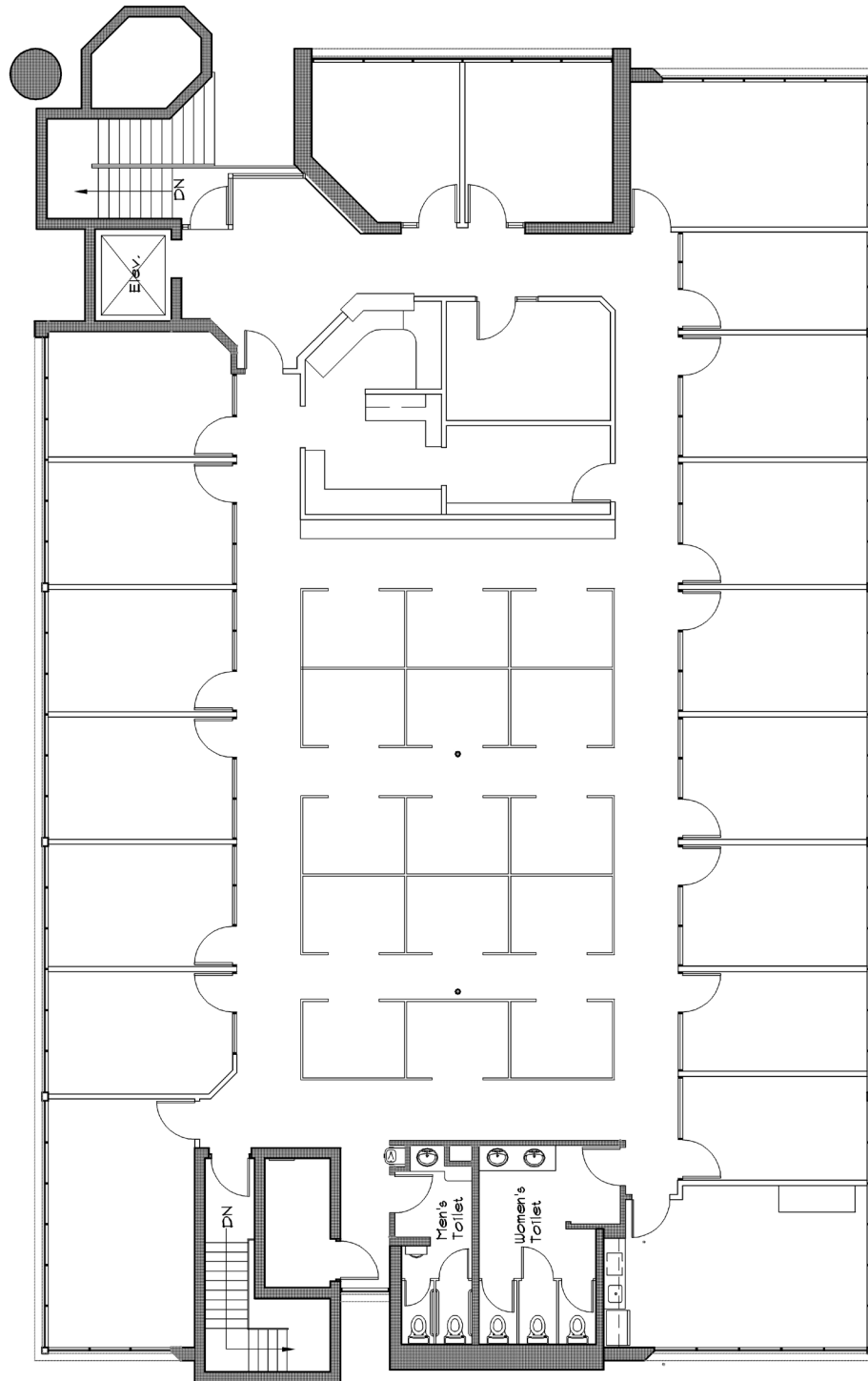
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OFFICE BUILDING

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FLOORPLAN - SECOND FLOOR



Second Floor Plan
SCALE: 1/8" = 1'-0"

B
A-1



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