



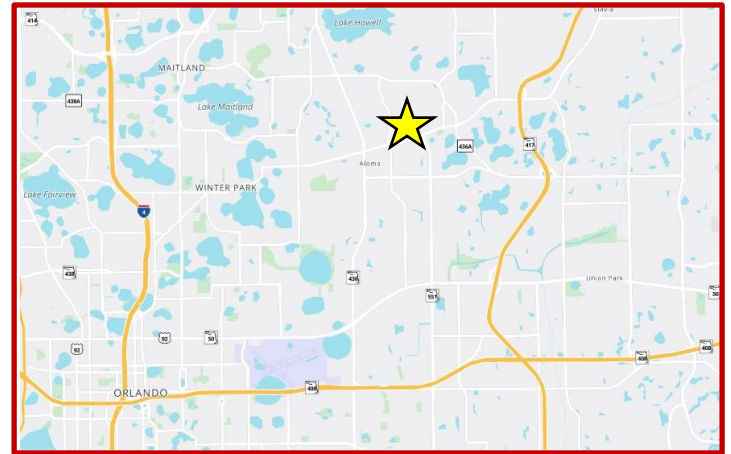
C. Brenner, Inc.

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COMMERCIAL REAL ESTATE

Winter Park Flex/Office

**6968 Aloma Ave,
Winter Park, FL 32792**



- Highly functional 1,440SF flex/office condo in east Winter Park
- Ideal owner/user opportunity
- C-3 zoning allows variety of uses, including retail, office, and light industrial
- Hard to find entry level price point at \$359,000 (\$249/SF)
- Ideal for contractor storage/showroom, electronics repair, AV/IT installers, ecommerce, screen printing, sign shops, specialty product suppliers and more
- Double door and 12' ceiling height is conducive to warehousing
- One private office, reception, plus separate production and storage areas
- Convenient access to HWY 417, HWY 408, SR 436 and HWY 50
- The Aloma Business Center features a robust mix of businesses including ice cream shop, print shop, chiropractor, insurance office, tax advisors, and acupuncturist
- Also for lease at \$2,500/month. Call today for more information!

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