



**CITY COMMERCIAL**

**FOR SALE OR LEASE:  
Two Building Multi-Use Showroom | Flex | Warehouse  
895 N. Ronald Reagan Blvd. | Longwood, FL 32750**

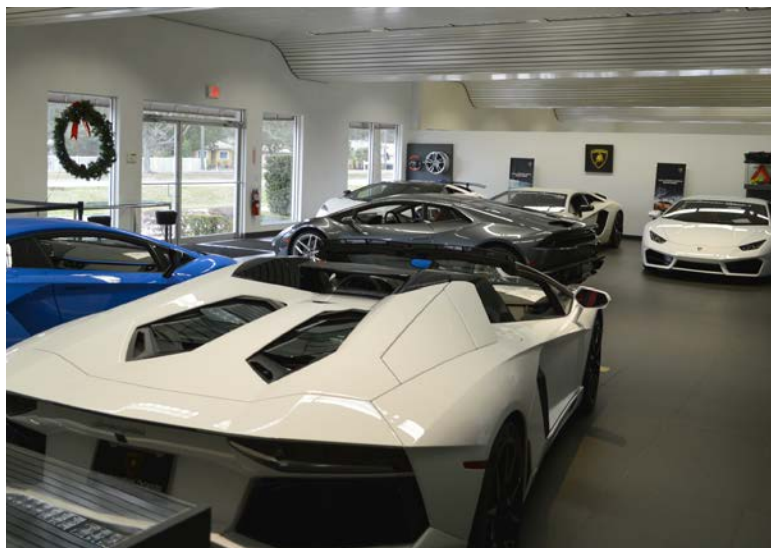


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**CITY COMMERCIAL**  
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## Property Highlights

### Summary

- First time ever on market
- $\pm 22,478$  SF /  $\pm 2$  ac / Longwood
- Zoned Industrial & Mixed Use (including retail)
- Present use - automotive dealership
- Ideal for owner user or redevelopment
- Priced well below replacement cost
- All block construction
- 427 frontage with marquee signage
- $\pm 27,000$  cars/day
- Lease Purchase available
- Parcel ID Building 1: [32-20-30-505-0000-0170](#)
- Parcel ID Building 2: [32-20-30-505-0000-0090](#)

### Features

#### Building 1:

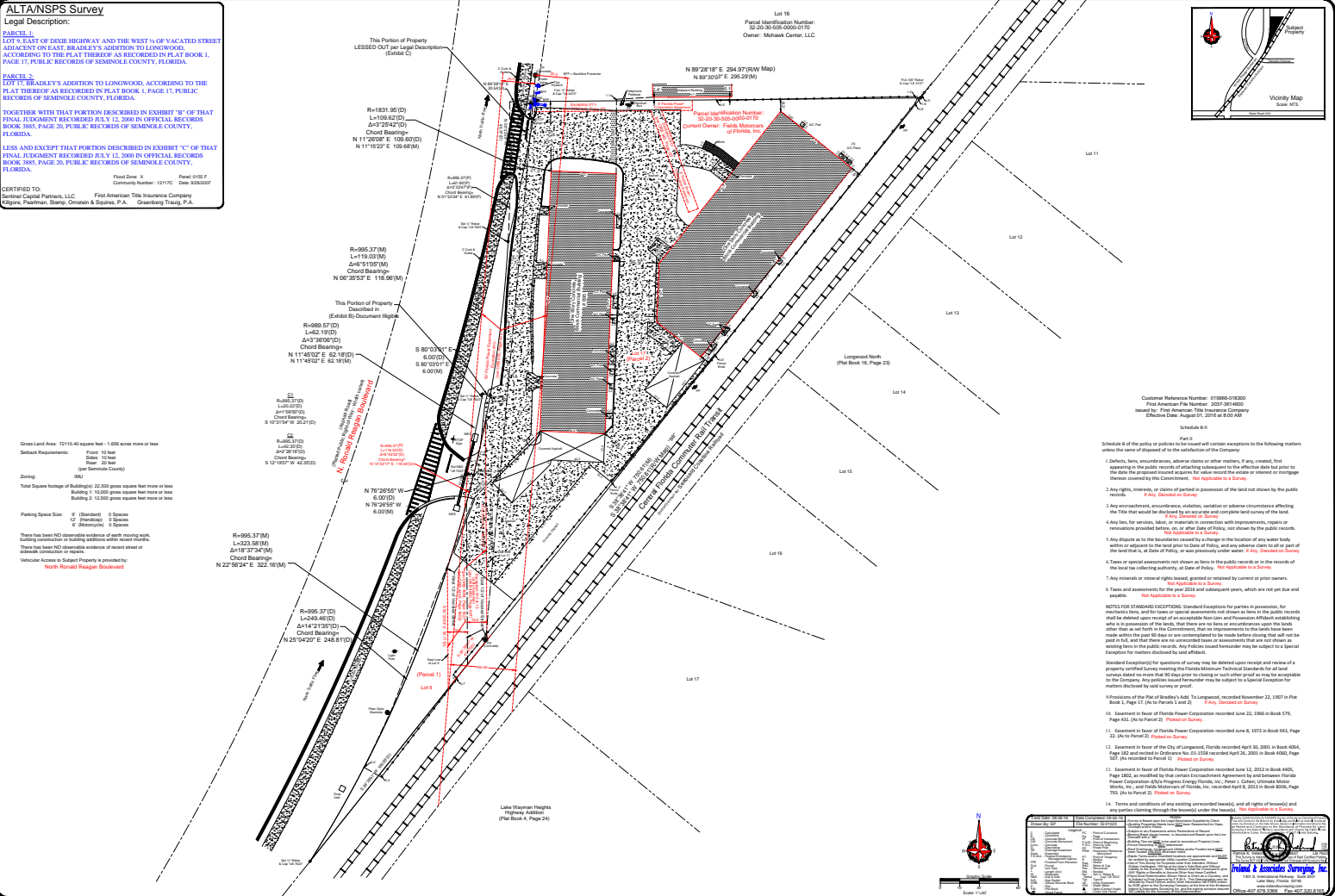
- Showroom / Flex  $\pm 10,000$  SF
- Single open space with 3 partial demising walls
- Glass storefront and offices to the rear

#### Building 2:

- Warehouse  $\pm 12,478$  SF
- Presently repair bays, parts and offices
- 3 roll up doors and fully fire sprinklered
- Very well maintained facilities
- Attractive awnings and fencing
- Demographics available upon request

Site Survey

**ALTA/NSPS Survey**  
**Legal Description:**  
**PARCEL 1:**  
 LOT 1 EAST OF DIXIE HIGHWAY AND THE WEST 1/2 OF VACATED STREET ADJACENT ON EAST BRADLEY'S ADDITION TO LONGWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.  
**PARCEL 2:**  
 LOT 7 BRADLEY'S ADDITION TO LONGWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.  
 TOGETHER WITH THAT PORTION DESCRIBED IN EXHIBIT "B" OF THAT FINAL JUDGMENT RECORDED JULY 1, 2009 IN OFFICIAL RECORDS BOOK 388, PAGE 20, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.  
 LESS AND EXCEPT THAT PORTION DESCRIBED IN EXHIBIT "C" OF THAT FINAL JUDGMENT RECORDED JULY 1, 2009 IN OFFICIAL RECORDS BOOK 388, PAGE 20, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.  
 Flood Zone: X Panel: 0152 F  
 Community Number: 121710 Date: 9/28/2007  
**CERTIFIED TO:**  
 Southern Capital Partners, LLC First American Title Insurance Company  
 Signa, Piedmont, Stennis, Okonite & Spangola, P.A., Clearingway Trust, P.A.,

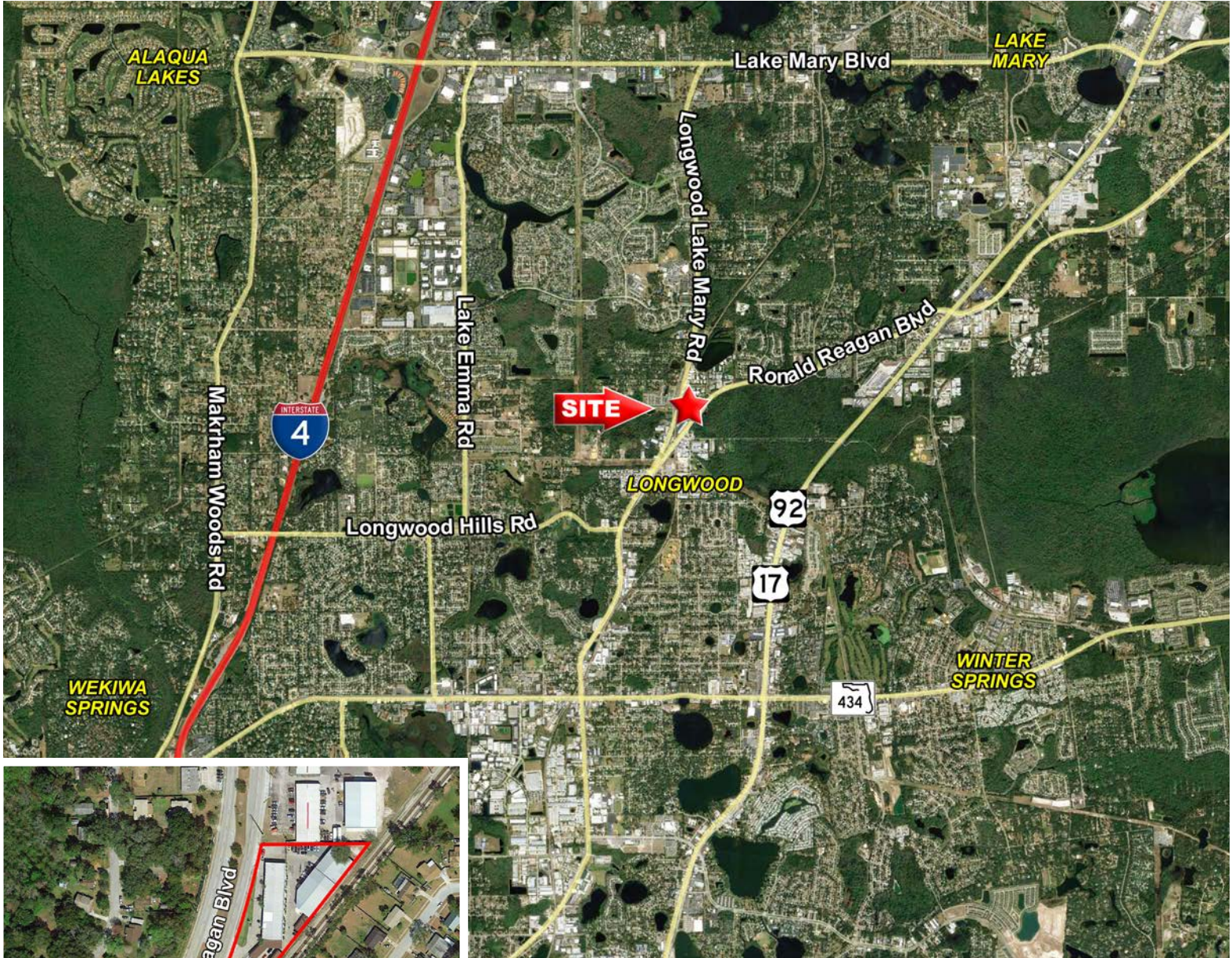


Gross Land Area: 72110.40 square feet - 1.622 acres more or less  
 Detailed Requirements:  
 Station: 10 feet  
 Sight: 30 feet  
 (See Seminoles County)  
 Zoning: (M)  
 Total Square Footage of Buildings: 22,200 gross square feet more or less  
 Building 1: 10,000 gross square feet more or less  
 Building 2: 12,200 gross square feet more or less  
 Parking Space Size: 0' (Overhead), 0 Spaces  
 12' (Standard), 0 Spaces  
 8' (Minimum), 0 Spaces  
 There has been NO discoverable evidence of earth moving work, utility construction or building additions within recent memory.  
 There has been NO discoverable evidence of recent earth or construction work.  
 Vehicular Access to Subject Property is provided by North Ronald Reagan Boulevard

Customer Reference Number: 019565-019300  
 First American File Number: 2007-3814000  
 Issued by: First American Title Insurance Company  
 Effective Date: August 01, 2016 at 8:00 AM  
**Schedule B:**  
 Part 6  
 Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the terms of Schedule B or the application of the Company:  
 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records of recording jurisdiction to the effective date but prior to the date the proposed insured acquired the value insured the entire or mortgage thereon covered by the Contract. Not applicable to a survey.  
 2. Any rights, interests, or claims of parties in possession of the land not shown by the public records. Not applicable to a survey.  
 3. Any encumbrance, easement, violation, variation or adverse circumstance affecting the title that would be discovered by a diligent inspection and survey of the land. Not applicable to a survey.  
 4. Any tax, lien, service, label, or interests in connection with improvements, repairs or reconstructions provided before, on, or after the date of Policy, not shown by the public records. Not applicable to a survey.  
 5. Any dispute as to the boundaries created by a change in the location of a water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land, but, 1/2 mile of filing, or more previously under water. Not applicable to a survey.  
 6. Terms of special assessments not shown as liens in the public records or in the records of the local law collecting authority, at Date of Policy. Not applicable to a survey.  
 7. Any interests or adverse rights based, generated or retained in current or prior owners. Not applicable to a survey.  
 8. Terms and assessments for base rent and subsequent years, which are not yet due and payable. Not applicable to a survey.  
**NOTICE OF TITLE CURATIVE EXCEPTIONS:** Curative Exception for parties in possession, the mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be defined as the record of a negotiable lien and Possession without establishing who is in possession of the lands, then there are no liens or encumbrances upon the lands other than as set forth in the Contract, then no requirements to the title shall be shown as to the public records or in the records of the local law collecting authority, at Date of Policy, and that there are no unrecorded liens or assessments that are not shown as in existing liens in the public records. Any policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavits.  
 Standard Exceptions for questions of survey will be defined upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land conveyed hereon from that 18 days prior to filing of each other plat or map is applicable to the Company. Any policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or plat.  
 9. Provisions of the Plat of Bradley's Add. To Longwood, recorded November 22, 1907 in Plat Book 1, Page 17 (As to Parcel 1) and 22. Not applicable to a survey.  
 10. Easement in favor of Florida Power Corporation recorded June 22, 1966 in Book 576, Page 751 (As to Parcel 2). Plotted on Survey.  
 11. Easement in favor of Florida Power Corporation recorded June 8, 1970 in Book 943, Page 22 (As to Parcel 2). Plotted on Survey.  
 12. Easement in favor of the City of Longwood, Florida recorded April 30, 2003 in Book 404, Page 302 and recorded by Certificate No. 20-133 recorded April 20, 2003 in Book 400, Page 207 (As to Parcel 2). Plotted on Survey.  
 13. Easement in favor of Florida Power Corporation recorded June 11, 2012 in Book 4405, Page 302, as modified by that certain Encroachment Agreement by and between Florida Power Corporation (FLPC) Progress Energy Florida, Inc. (PEF) and Progress Energy Florida, Inc. (PEF) dated March 20, 2013 in Book 3030, Page 793 (As to Parcel 2). Plotted on Survey.  
 14. Terms and conditions of any existing unrecorded leases, and all rights of easements and any parties claiming through the record under the leases. Not applicable to a survey.

Surveyor's Seal and Signature: *Robert J. ...*  
 Robert J. ...  
 Surveyor  
 State of Florida  
 License No. ...  
 Date of Survey: ...  
 Scale: 1" = 40'

**Market Aerial**



CITY Commercial is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

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