

Free-Standing Retail Building: User | User + Income | Investor



OFFERING SUMMARY

Sale Price:	\$699,000
Building Size:	6,810 SF
Lot Size:	1.07 Acres
Price / SF:	\$102
Zoning:	C-2
Market:	Orlando MSA
Submarket:	NW Orange County

PROPERTY OVERVIEW

Prime N Orange Blossom Trail corridor
Perfect for User or User with divided bay income
Underwent a full remodel in 2007
Excellent Visibility ± 200 feet of frontage with pole sign

PROPERTY HIGHLIGHTS

- ± 6,810 SF on ± 1.07 ac
- ± 34,000 vehicles per day
- C-2 zoning (Uninc Orange County) allows a multitude of retail uses
- Combination of offices, showroom & retail
- 100% HVAC
- Showroom/Production area - exposed to the deck (12')
- Electrical - 3 phase / 600 amp service
- Separate meters
- Beyond ample parking

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FOR SALE

6648 N. ORANGE BLOSSOM TRAIL | ORLANDO, FL 32810

Property Photos

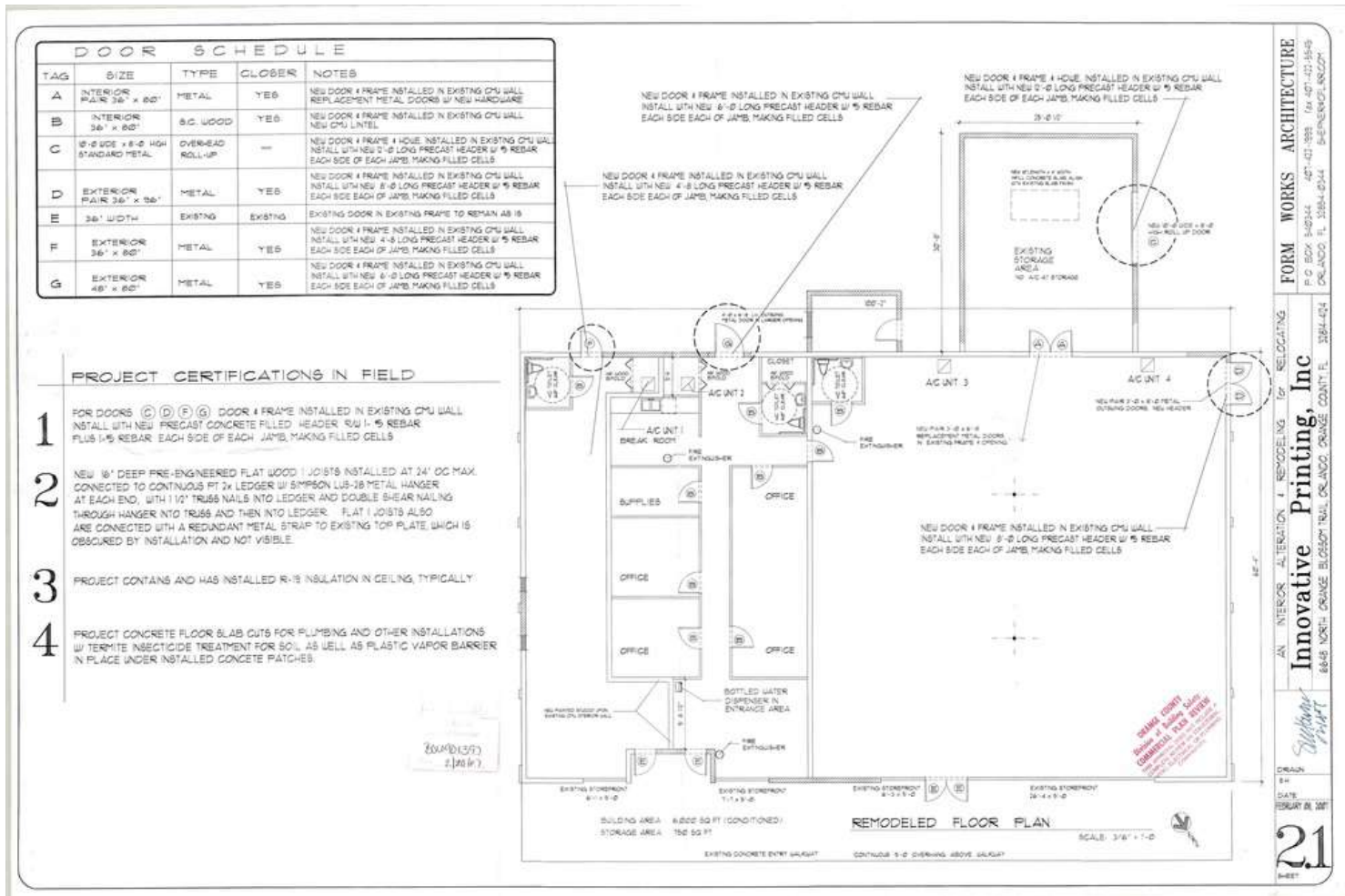


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Building Space Plan



FORM WORKS ARCHITECTURE
 P.O. BOX 548244
 ORLANDO, FL 32844-0244
 407-427-3933 FAX 407-427-5549
 5482ENERGY@FORMWORKS.COM

Innovative Printing, Inc
 6648 NORTH ORANGE BLOSSOM TRAIL, ORLANDO, FL 32844-0244

DRAWN BY: [Signature]
 DATE: [Blank]
 SHEET NO. 21 OF 28



Unincorporated Orange County

C-2 Zoning

Most all are permitted uses - some may require special exceptions

Potential Uses:

- Alarm company
- Appliance
- Art showroom
- Auto & Boat sales
- Auto paint & body
- Auto repair
- Bakery
- Bar
- Bookstore
- Catering
- Clothing
- Contractor with outdoor storage
- Convenience store
- Dance studio
- Day care
- Equipment rental
- Flooring center
- Florist
- Funeral home
- Furniture showroom
- General office
- Grocery
- Gun sales and rentals
- Gym
- Hair salon
- Hardware
- Insurance
- Jewelry
- Kitchen / Slab stone showroo
- Landscaping / Tree Service
- Laundromat
- Liquor
- Locksmith
- Medical
- Motorcycle sales
- Nursery
- Outdoor storage & display
- Paint store
- Pawn
- Pest control
- Photo
- Printer
- Professional services
- Religious
- Restaurant
- Retail/ Shopping
- RV sales
- Shoe repair
- Tobacco
- Truck rental
- Veterinary with kennel
- Window tint

Disclaimer:

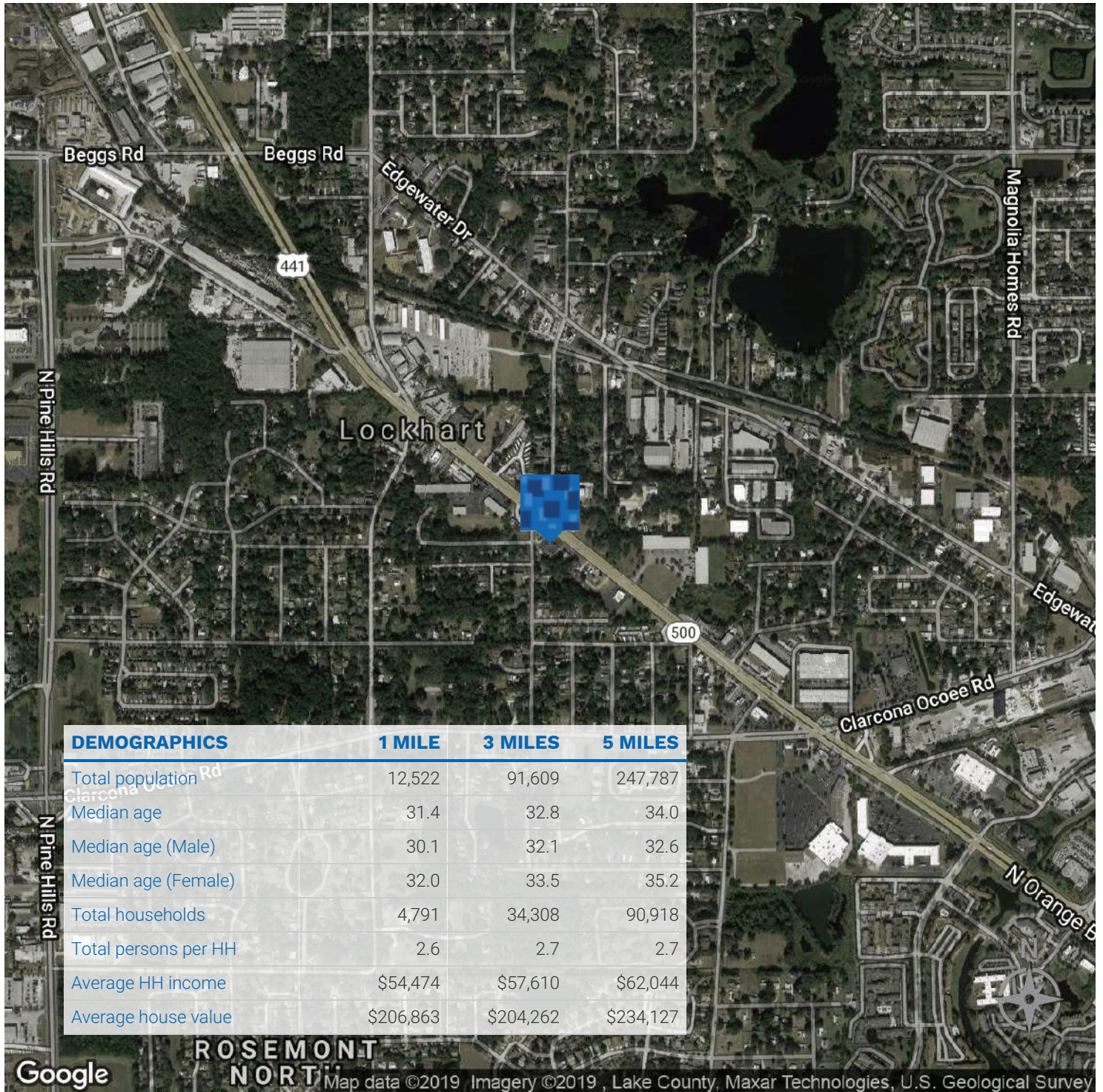
These are possible uses and therefore subject to errors and omissions.

Any prospective use should be verified with the proper zoning authority.

OCPA Boundary Lines



Location Map



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