



OFFICE BUILDING

SALE OR LEASE

COLLEGE PARK - OFFICE BUILDING

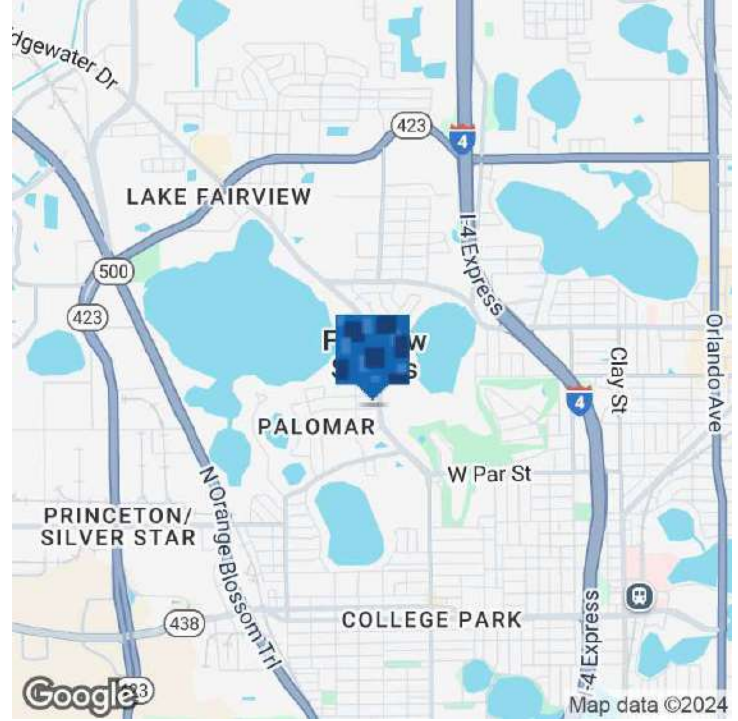
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$795,000
Lease Rate:	\$25 MG
Building Size:	± 2,035 SF
Lot Size:	0.32 ac
Available	Jan 1, 2025

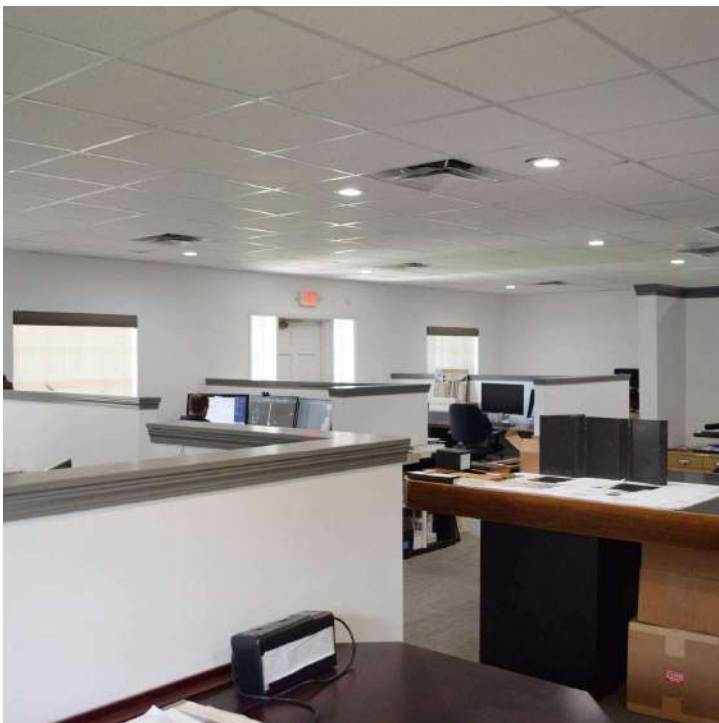
PROPERTY OVERVIEW

Free-Standing Office Building
 Prime College Park / Edgewater Drive corridor
 One block from Bishop Moore High School
 C-1 Zoning (Orange County)
 Seller-held financing available

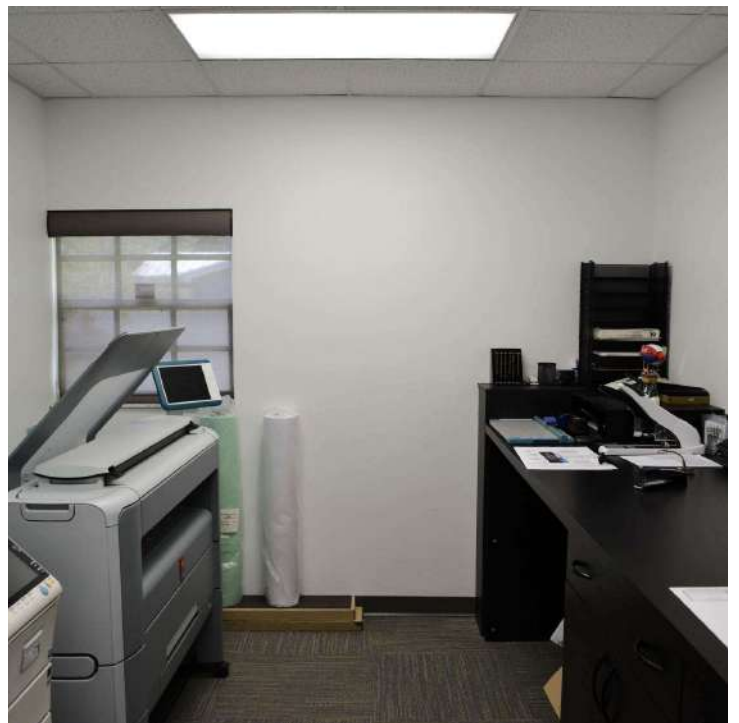
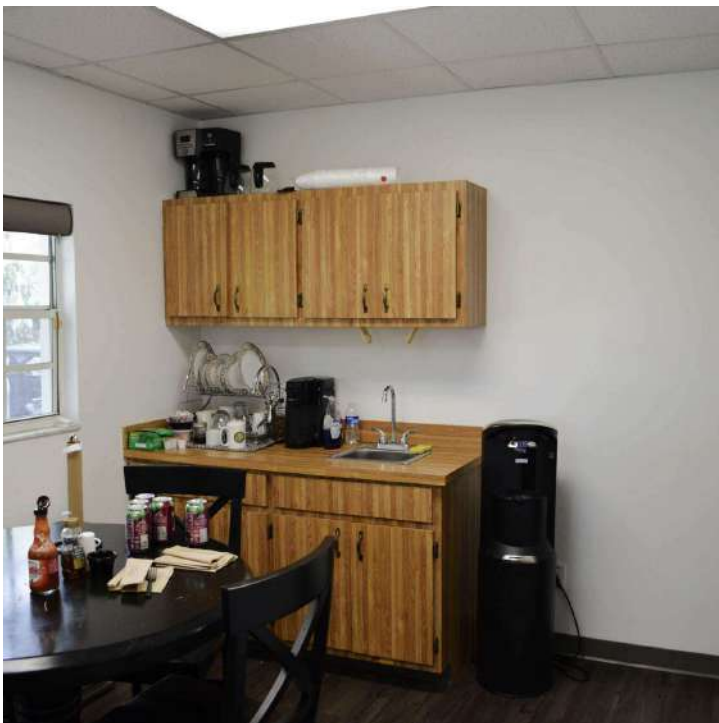
PROPERTY HIGHLIGHTS

- Professional offices
- Current use - architect
- Open workspaces with built-in, half-wall cubicles
- Separate conference room & breakroom
- Some furniture conveys
- Well maintained with same owner for 18y
- Abundant 14 parking spaces
- Building signage

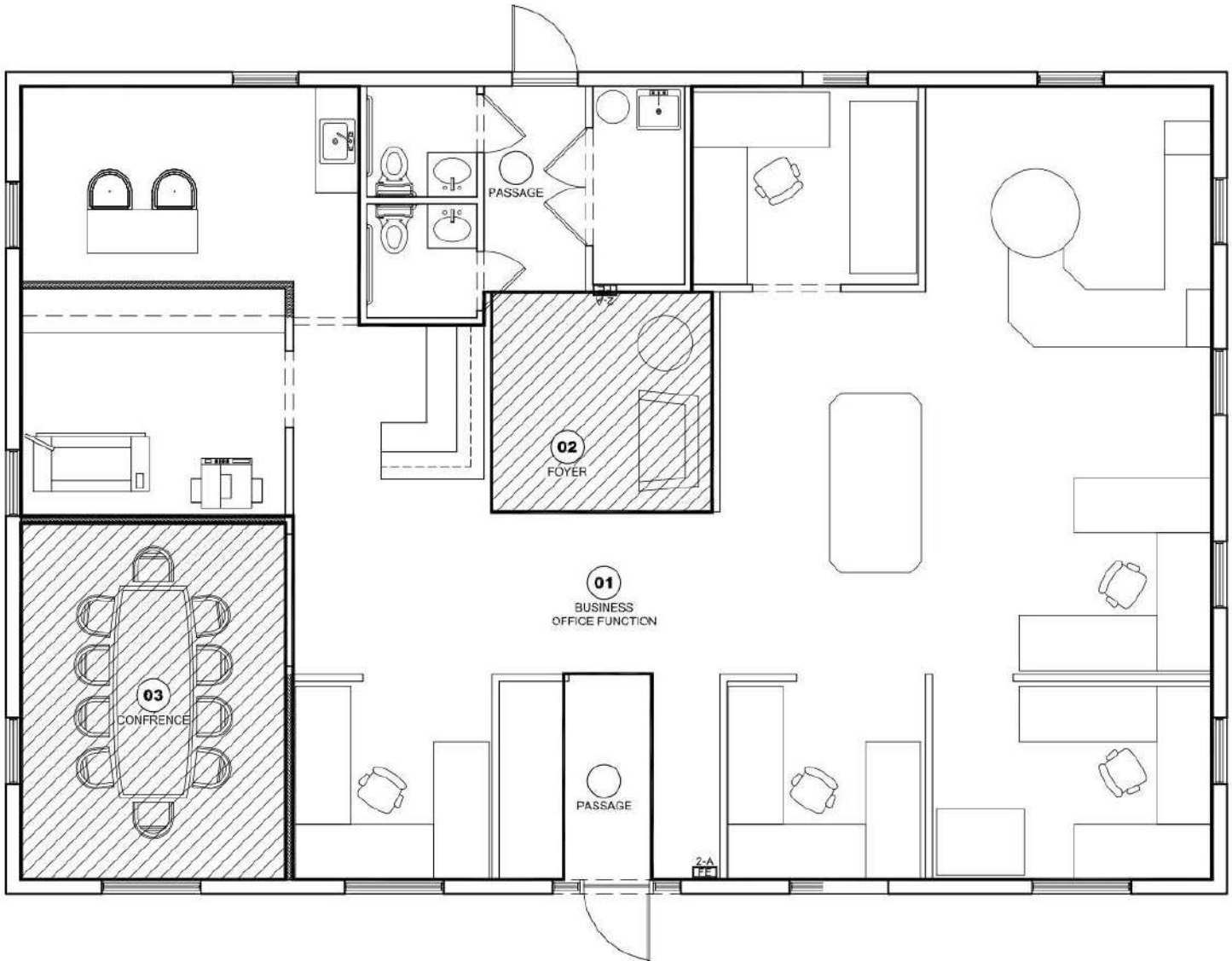
Photos



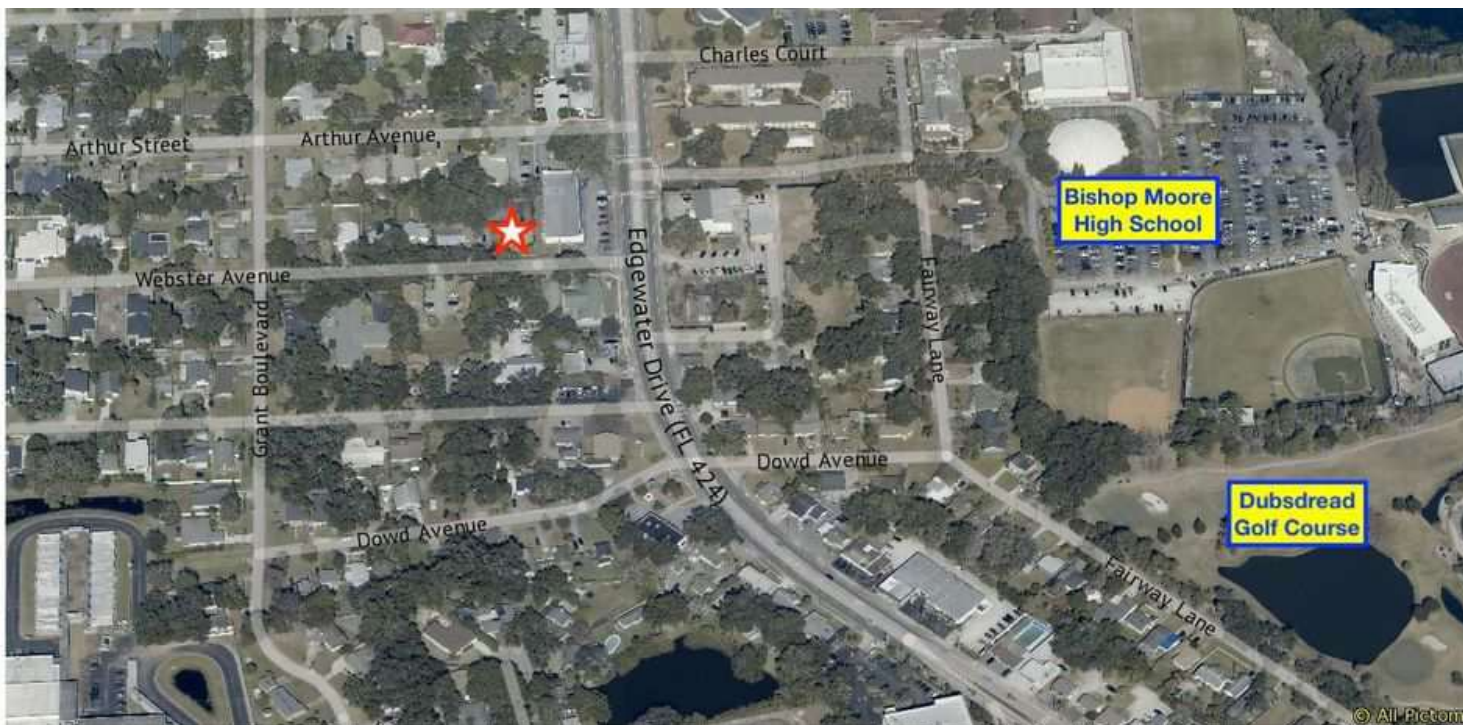
Additional Photos



Space Plan



Aerials



Location Map

