



PRIME WINTER PARK INDUSTRIAL/FLEX
INVESTMENT PROPERTIES

FOR SALE

MULTI-TENANT INCOME PROPERTIES

817 / 833 / 841 NICOLET AVE., WINTER PARK, FL 32789



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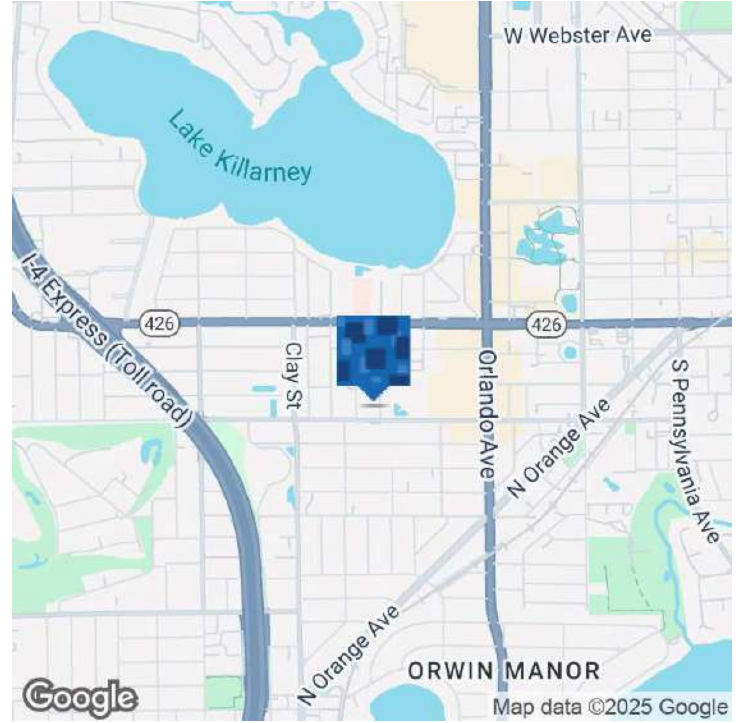
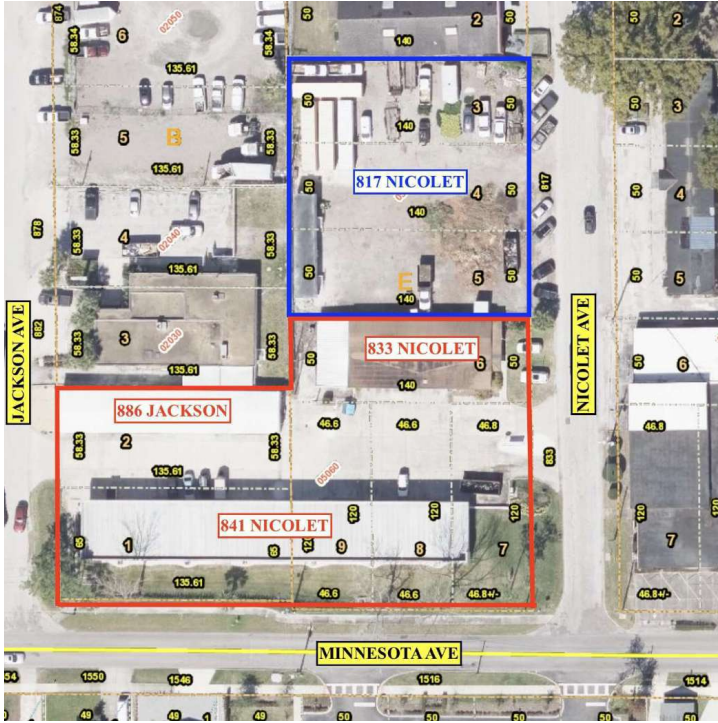
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by CITY Commercial in compliance with all applicable fair housing and equal opportunity laws.

Executive Summary



OFFERING SUMMARY

Sale Price:	\$4,580,000
Cap Rate:	6.40%
NOI:	\$293,024
Building Size:	12,850 SF
Lot Size:	1.41 Acres
Zoning:	Org County C-3
Market:	Orlando MSA
Parcel ID's:	12-22-29-5004-05-030 12-22-29-5004-05-060

PROPERTY OVERVIEW

CITY Commercial is pleased to present a rare opportunity to acquire two fully leased industrial/flex properties located in Winter Park, FL. These well-positioned assets feature a diverse tenant mix, strong value-add potential, and the benefits of operating in a high-demand market. With stable cash flows, ongoing redevelopment activity in the area, and favorable zoning, this offering presents an attractive investment with both immediate income growth and long-term redevelopment upside.

The portfolio comprises ±12,850 square feet of multi-tenant industrial/flex space spanning 1.41 acres, offering an ideal combination of income stability, future growth, and redevelopment potential.

Situated between Fairbanks & Minnesota, an area with historically low vacancy and strong rental rates.

This offering presents an exceptional chance to invest in a high-performing, fully leased industrial portfolio in one of Central Florida's most competitive submarkets.

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Property Highlights



833 NICOLET:

- Three industrial/flex warehouses accommodating 14 diverse and stable tenants.
- 100% occupancy with room for value-added strategies to increase NOI.
- .93-acre, fully-paved lot ideal for clients and service vehicles.

817 NICOLET:

- .48-acre land lease to a well-established landscaping contractor with 400 employees.
- Long-term stability with a proven in-place tenant.

Value-Add Potential & NOI Growth:

- Short-term lease structures allow for quicker rent adjustments in response to market demand.
- Opportunity to convert leases to NNN, passing through CAM expenses to tenants.
- Implementation of a management fee can further enhance net operating income when transitioning to NNN leases.

Long-Term Redevelopment Upside:

- Strategic location and favorable zoning allow for future redevelopment opportunities.
- Upcoming Minnesota Row redevelopment to the east enhances property value and investment potential.
- Full block ing/egr and proximity to major redevelopment projects position the site for potential higher-density uses.

High-Demand Industrial Market:

- Winter Park's small-bay industrial/flex spaces remain in high demand, supporting strong rental rates.
- The Winter Park commercial real estate market is known for stability, quality, and long-term strength.
- Prime accessibility via major highways, ensuring seamless transportation and logistics.

Favorable Economic & Zoning Environment:

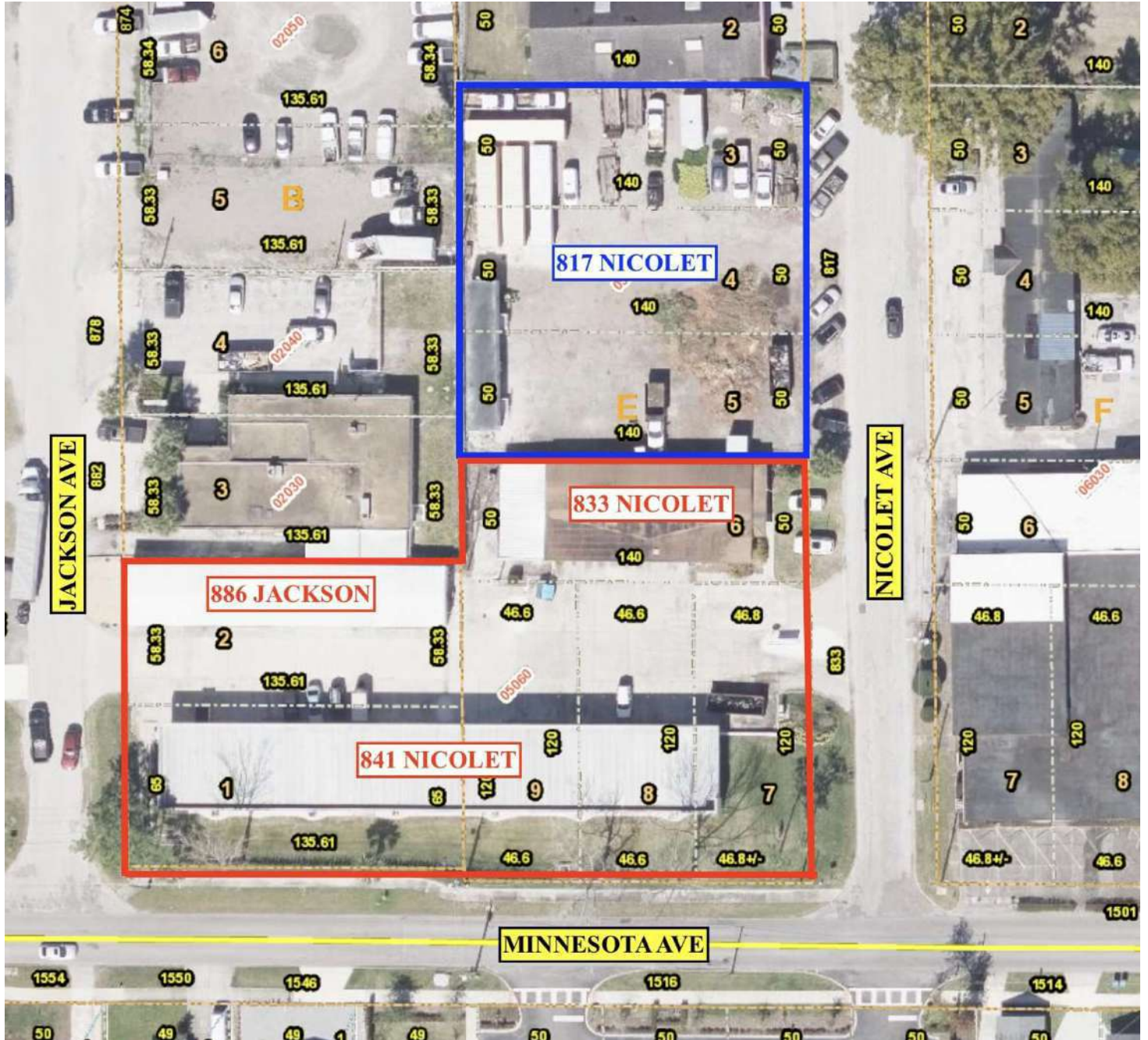
- Winter Park & Orange County CRA agreement extended through 2037, promoting long-term economic growth.
- Florida's tax-free environment enhances investor returns.

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Property Boundaries



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Property Photos



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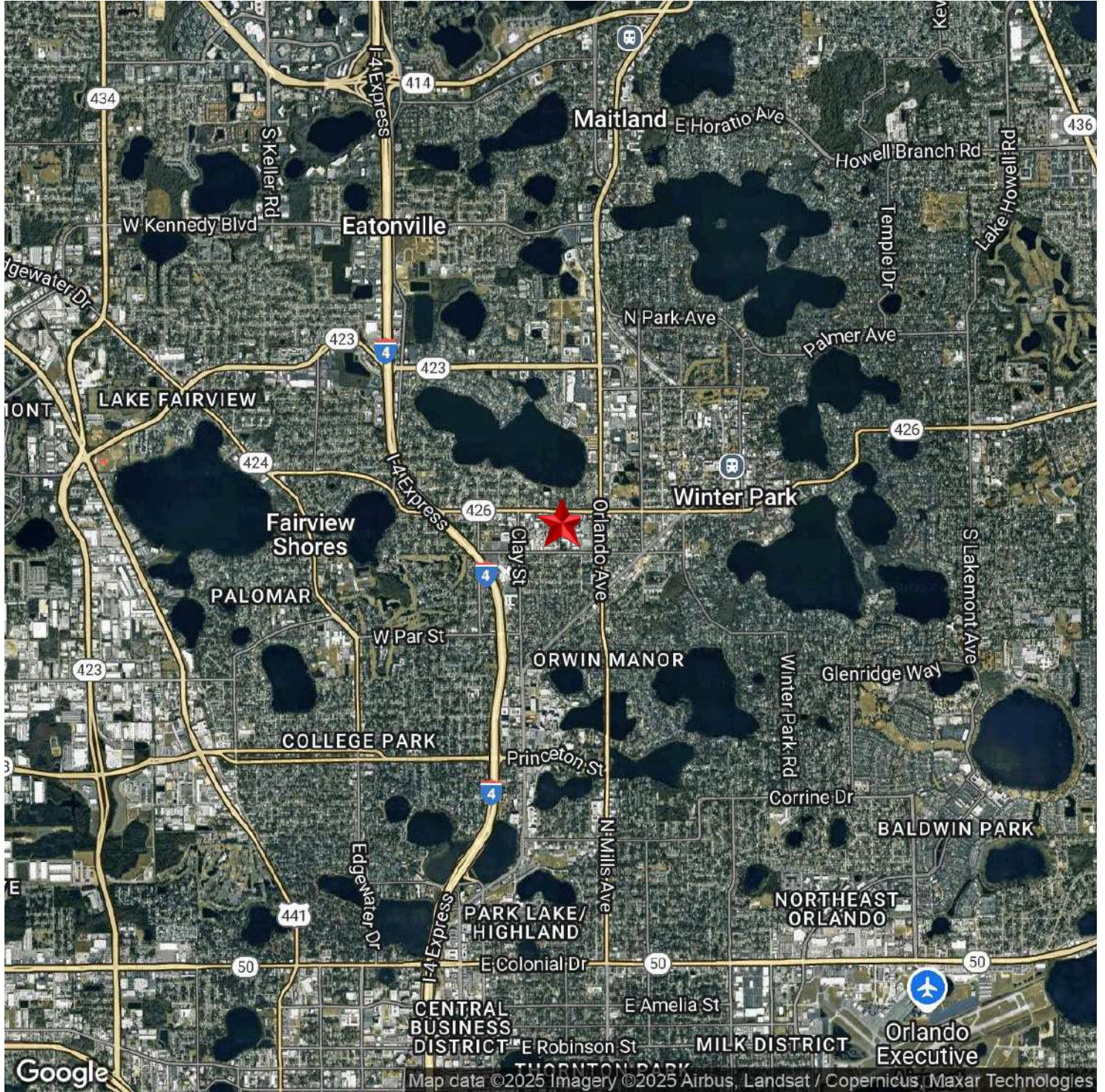


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Location Map



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