

Executive Summary



OFFERING SUMMARY

Sale Price:	Market Conditions
Total Buildings:	7,100 SF
Total Lot Size:	.60 Acres

PROPERTY OVERVIEW

- ± 7,100 SF over four buildings
- ± .60 ac - 5 parcel assemblage directly on Fairbanks (.12 ac each)
- Gateway into Winter Park from I-4
- Approx 250' of direct Fairbanks frontage
- Situated in between Clay St and Formosa Ave
 - AADT 33,500
 - All on city sewer, newer roofs, newer HVAC's
 - Zoning: C-3 (City of WP)

PROPERTY HIGHLIGHTS

- Family holdings for decades
- In-place leases are short-term in nature, which creates flexibility
- SELLER FINANCING AVAILABLE - ASK BROKER FOR DETAILS

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Managing Partner

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CITY COMMERCIAL

1101 Symonds Ave.

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FOR SALE

1999-2021 W FAIRBANKS AVE | WINTER PARK, FL 32789

4 BUILDINGS



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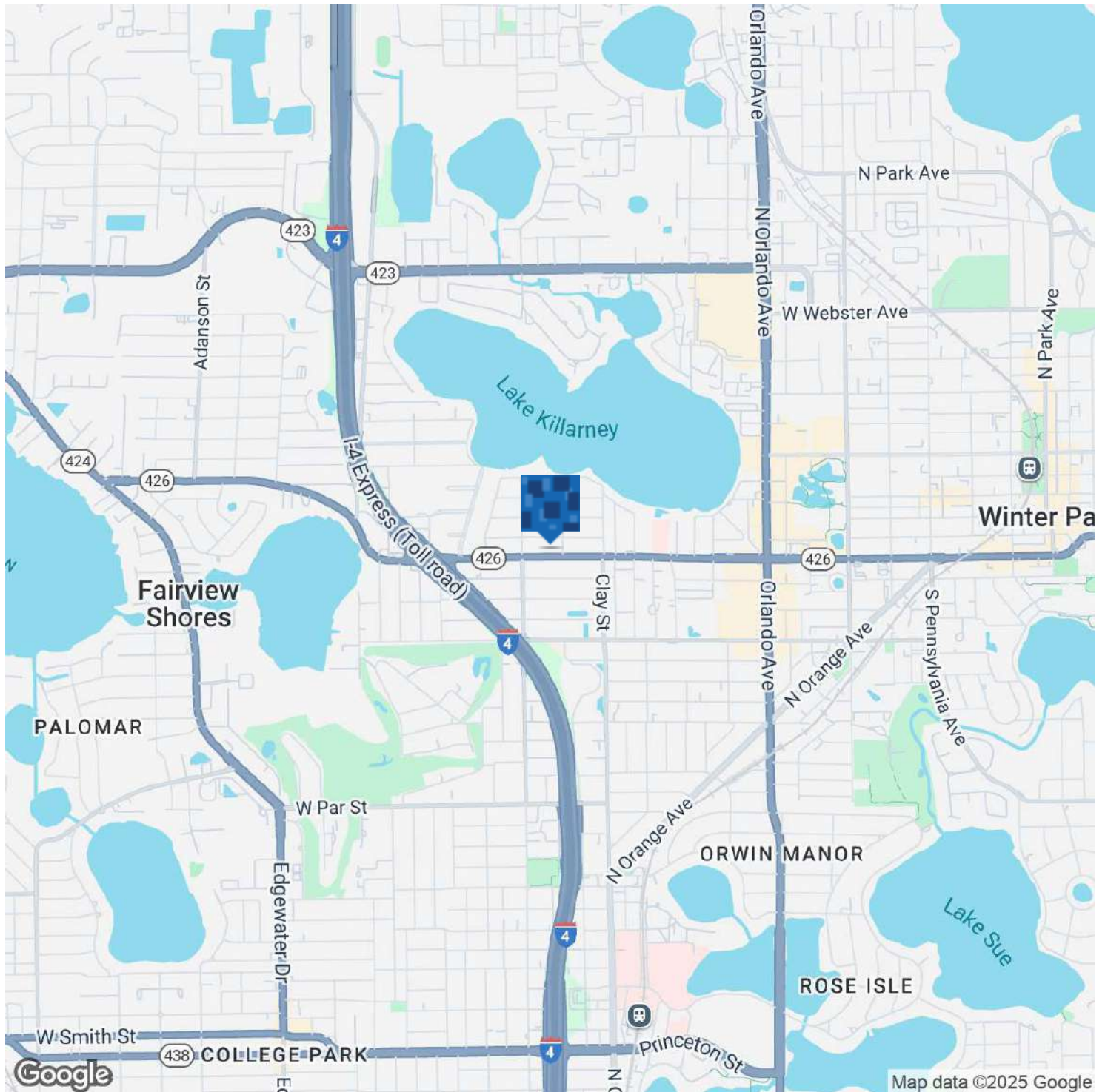
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Location Map



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