CITY COMMERCIAL
WINTER PARK • MANHATTAN

**WINTER PARK**
OFFICE
FOR SALE

# 2300 LEE ROAD
# WINTER PARK, FL 32789




LEE ZERIVITZ, SIOR, CCIM
Managing Partner
407.644.CITY
lee@citycommercial.com

CITY COMMERCIAL
1101 Symonds Ave.
Winter Park, FL 32789
CITYCommercial.com

FOR SALE

# 2300 LEE ROAD - PROFESSIONAL OFFICE BUILDING

| | |
|---|---|
| **Purchase Price** | **Call for details** |
| **APN** | **02-22-29-8008-01-201** |
| **Total SF** | **± 4,224 SF** |
| **Traffic Count** | **± 35,000 VPD** |

## Building Overview

- Free-standing ± 4,224 SF office building on ± 0.30 acres
- Rare, owner-user office building in a tight Winter Park market
- Ideal for professional or medical use (currently a counseling center).
- Layout: executive, private, conference, and open work areas
- Private-entry 2nd floor offices offer rental income potential
- Less than one-half mile east of I-4
- Zoning: O-1 (City of Winter Park)
- Minutes from Downtown Winter Park amenities

## Property Highlights

- Attractive brick and stucco facade with mature landscaping
- Lighted monument sign on Lee Road
- 15 on-site concrete parking spaces
- Survey and clean phase I enviro available
- Multi-camera security system conveys with sale

## Building Updates:

2022 - New HVAC — all 3 units
2023 - New roof (warranty)
2024 - New windows (7) facing Lee Rd and parking lot
2024 - New water heater
2024 - Septic system pumped and inspected
2024 - New stucco, sheathing, brickwork and exterior paint
2025 - New front doors and rear metal stairwell
2026 - New flooring: mix of wood, carpet and tile

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## Photo Gallery









# FOR SALE











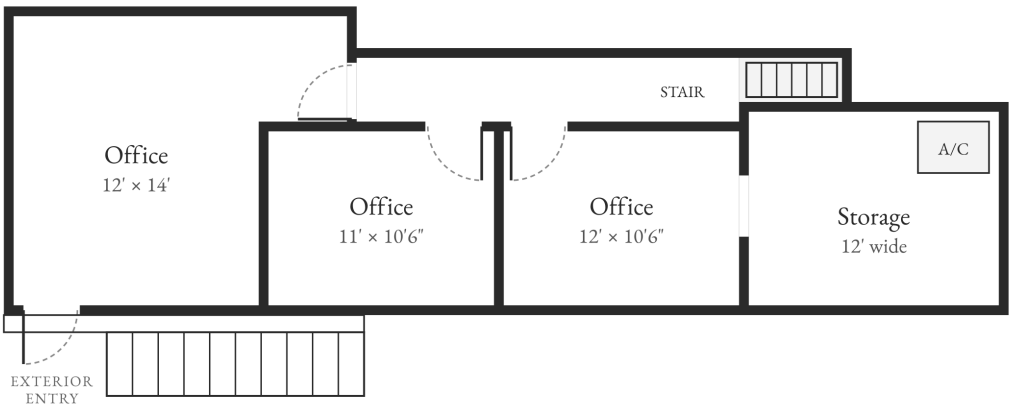
FOR SALE

# FIRST FLOOR




# SECOND FLOOR

*100% Air Conditioned · Interior & Exterior Entries*



FOR SALE

## Location Map

