

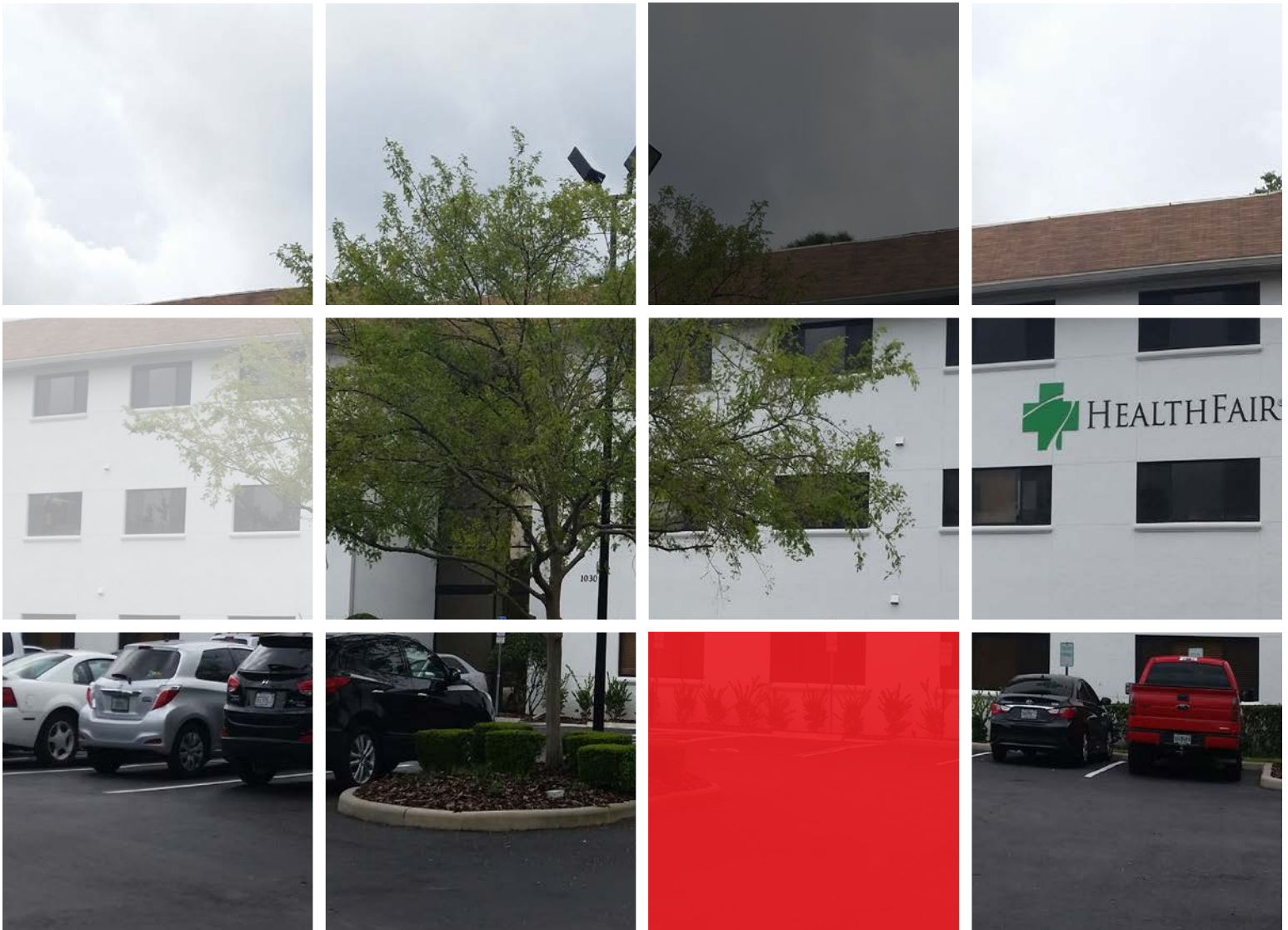
WINTER SPRINGS OWNER/USER OPPORTUNITY



FOR SALE

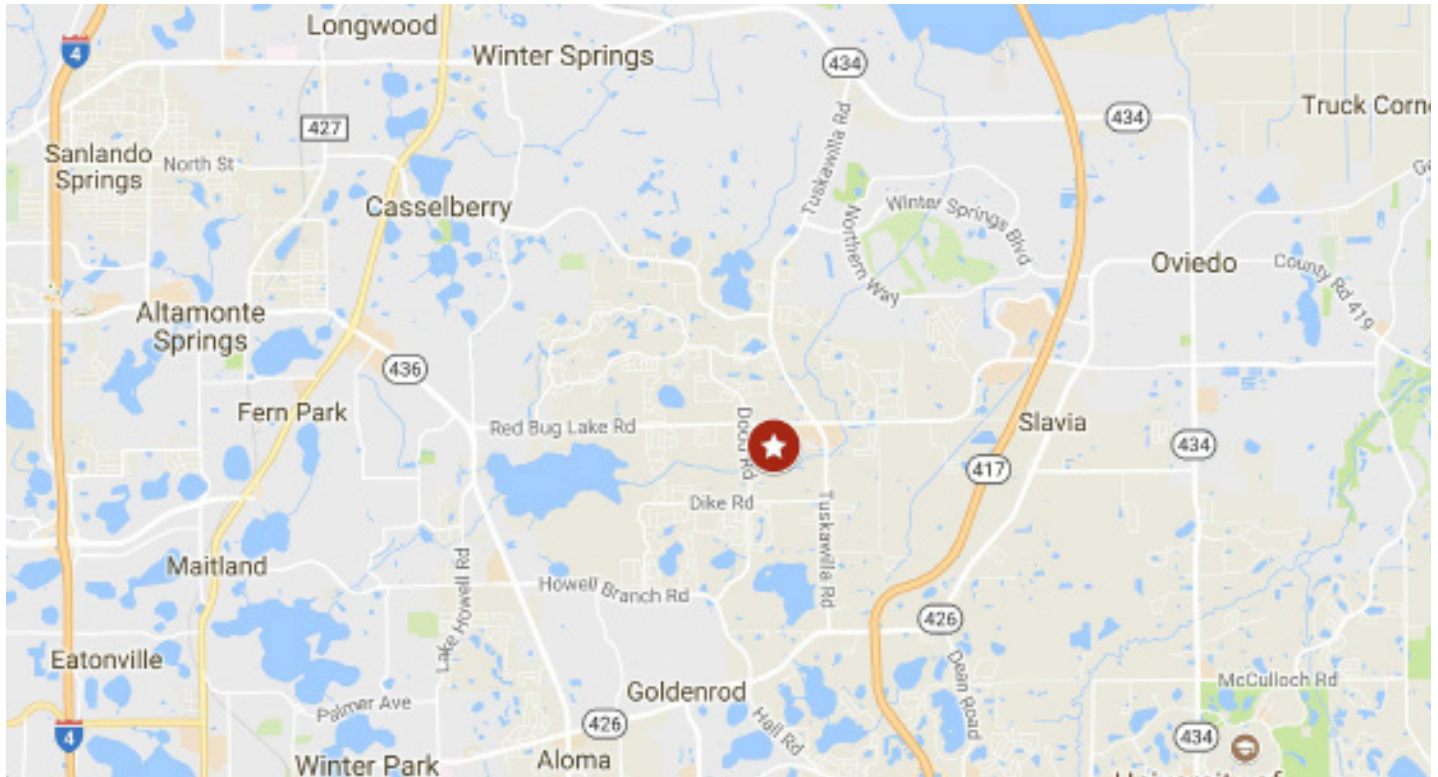
19,998 SF OFFICE BUILDING

1030 Spring Villas Point
Winter Springs, FL 32708



1030 Spring Villas Point, Winter Springs, FL 32708

OFFERING HIGHLIGHTS



OVERVIEW

Building size: 19,998 square feet

Stories: Three

Class: B

Year built: 2005

Land area: 2.00 acres

Parking: 4.35/1,000

Zoning: CG

Roofing: Newly installed July 2018

Asking price: \$3,399,600

Offered for sale is a rare opportunity for a 19,998 SF block of well-located and efficient office space in Winter Springs.

1030 Spring Villas Point is the ideal opportunity for tenancy on Orlando's east side, and can be available for an owner/user on January 1, 2020.

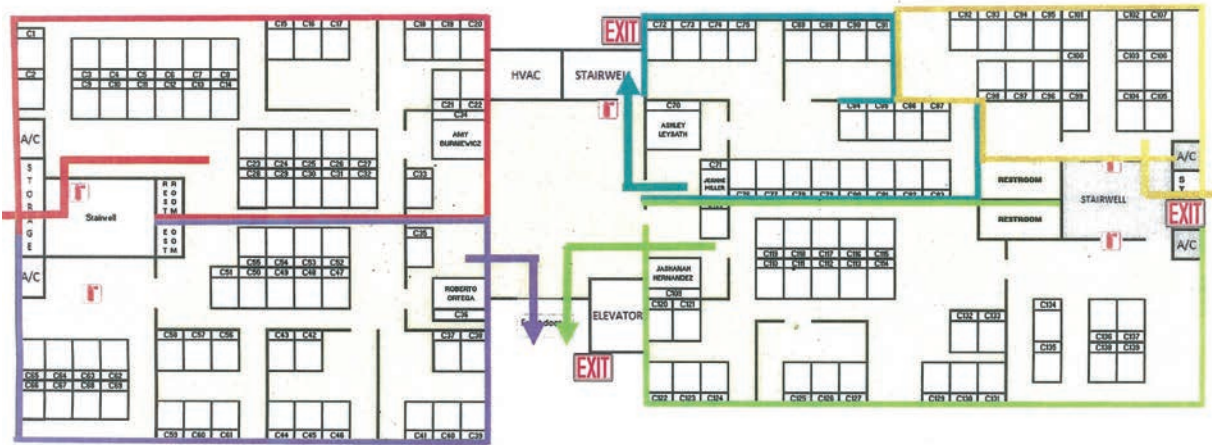
The property currently has a tenant under lease until December 31, 2019 which provides for income of \$20,830/month (NNN).

The upscale location boasts a 2018 Average Household Income of more than \$95,000/yr in a 1-mile radius!

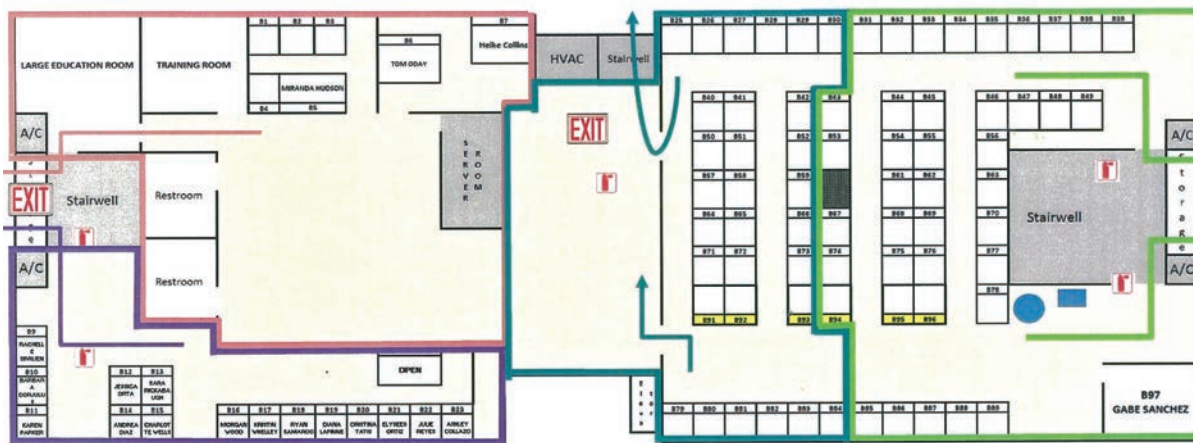
Property is only 1/2 mile west of the Red Bug Lake Rd and Tuskawilla Rd. intersection, and just two miles from SR 417.

Location is ideal for growing professional firms and/or medical use.

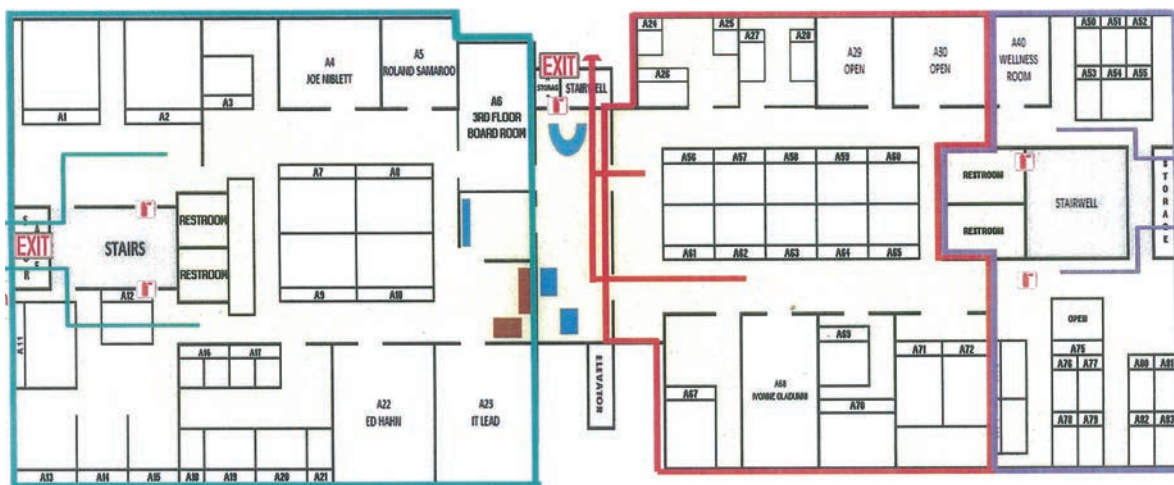
FLOOR PLANS



1ST FLOOR
6,664 SF



2ND FLOOR
6,664 SF



3RD FLOOR
6,664 SF

