

FOR SALE

Retail Showroom / Warehouse Building

**PRICE
REDUCED**

**SELLER
FINANCING
AVAILABLE**

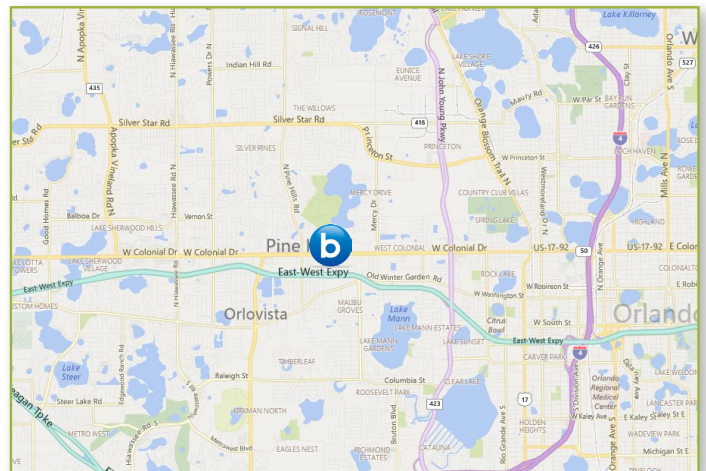


250' OF FRONTAGE ON HWY 50!

The 110,203 SF building is located on well-traveled Colonial Drive, adjacent to the Central Florida Fairgrounds. The location puts you minutes away from State Road 408 and I-4, and is conveniently situated 5 miles outside of Downtown Orlando. Ideal for a variety of uses, including showroom, bulk storage and industrial. Seller financing is available.

PROPERTY DETAILS

- >> **New Price:** **\$4,200,000.00**
- >> **Sale Price:** ~~\$5,900,000.00~~
- >> **Total Building:** 110,203 SF
- >> **Land Size:** 3.36 Acres
- >> **Zoning:** C-3
- >> **County:** Orange
- >> **Water/Sewer:** City
- >> **Fire Safety:** Sprinklered
- >> **Roof:** 2007 - 15 Year Warranty
- >> **Signage:** Prominent Pylon
- >> **Traffic Count:** 38,500 AADT



JAY STRATES:

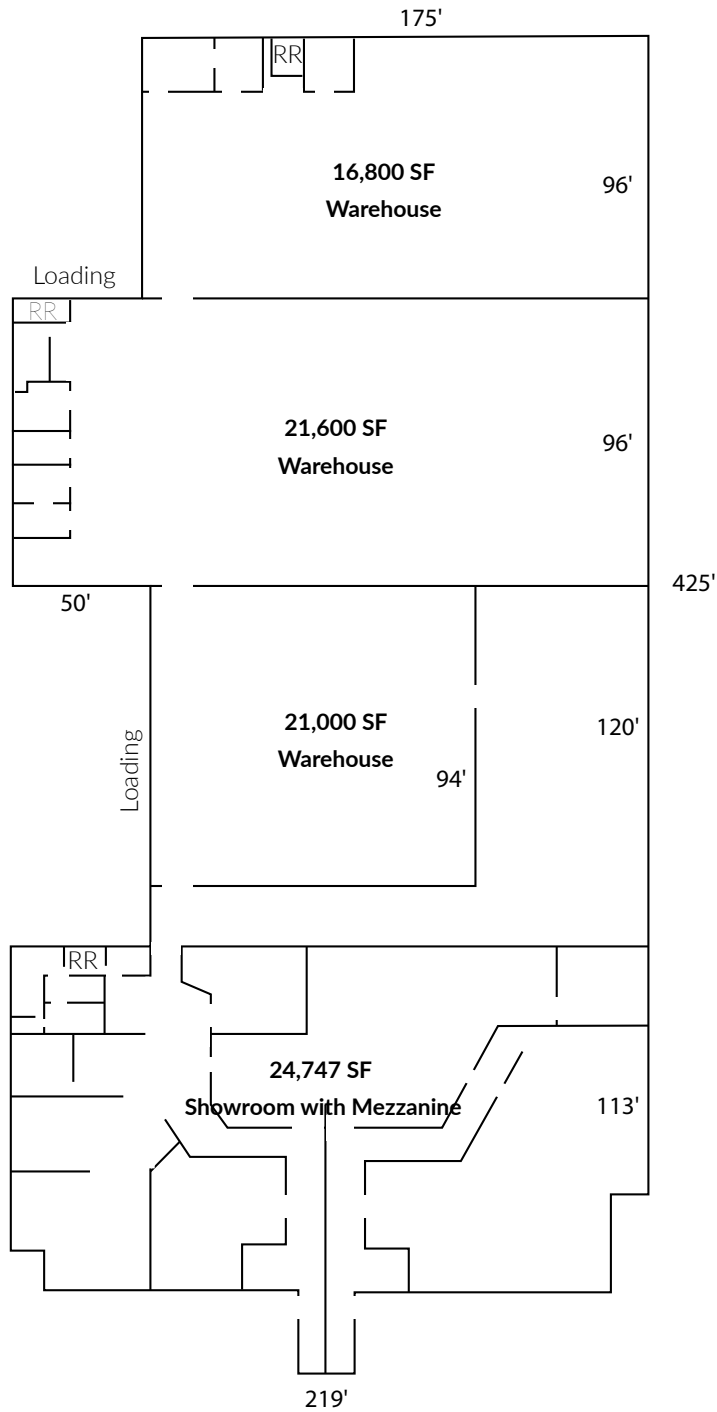
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*This offer is subject to errors, omissions,
prior sale or withdrawal without notice.*



Building Layout

*not drawn to scale



West Colonial Drive