



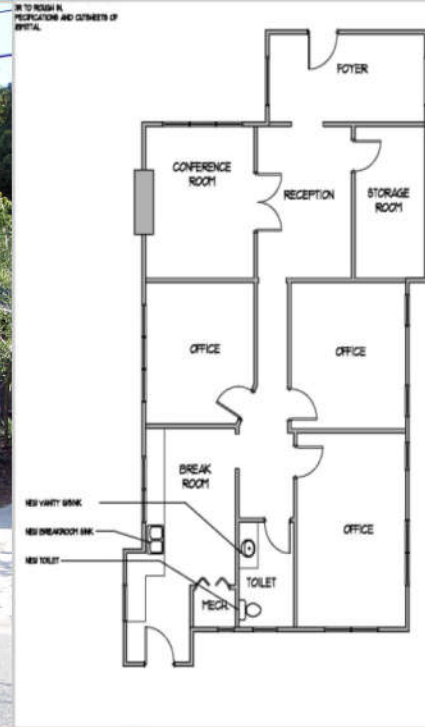
ACQUISITION
CONSULTANTS

ORLANDO, FL
720 E COLONIAL DR

INCOME PRODUCING OR

OWNER/USER

\$510,000



PROPERTY HIGHLIGHTS

- +/- 1,500 SF Free- Standing Office Building
- Great Downtown location- Faces Hwy 50
- Visible to 52,500 cars per day
- High end finishes- COMPLETELY RENOVATED
- 5 Offices plus large kitchen area
- 7 parking spaces in rear of building

Annual Net Income = \$41,581

8.2% Cap Asking Price

****15 months remaining on lease or can terminate lease with 90 day notice****

TRAFFIC COUNT

E Hwy 50 48,300

DEMOGRAPHICS

Population (1mile) 14,454

Population (2mile) 45,439

Population (3mile) 92,307



ACQUISITION
CONSULTANTS

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