



Blackadar Office Park in Longwood, FL



OFFICE PORTFOLIO LISTING INFO

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BLACKADAR OFFICE PARK — 4 bldgs. on +/- 2 acres



BLACKADAR OFFICE PARK - 4 bldgs

David Johnson, CFA
Seminole County Property Appraiser
Date: 2/5/2026

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Blackadar Office Park in Longwood, FL



PROPERTY FACTS

- Price : \$2,800,000
- Price / SF : \$199.60 / SF
- Cap Rate : 5.74%
- Sale Type : Investment or Owner User
- Number of Properties : 4
- Individually For Sale : 0
- Total Building Size: 14,028 SF
- Total Land Area: 1.98 AC



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MIKE PALOMBI

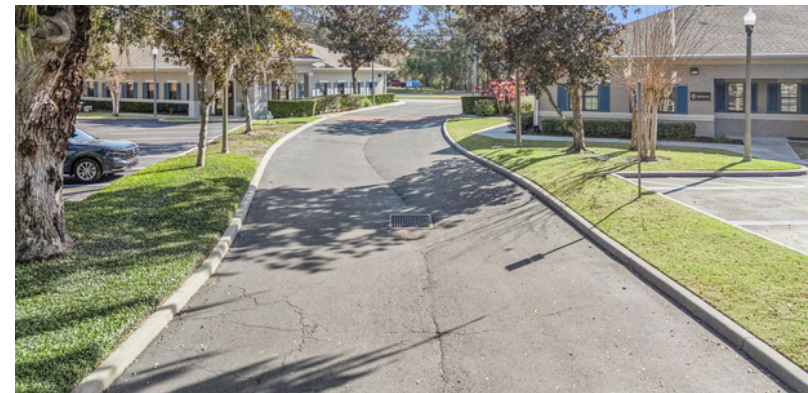
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4 Office Properties Offered at \$2,800,000

INVESTMENT HIGHLIGHTS

- *Acquire a Major Office Footprint in Seminole County - Seller financing considered with substantial down payment.*
- *4 separate buildings on 2 parcels with 6 or 7 suites total - no association necessary. Good unit sizes and finishes for move-in ready lease-up.*
- *Beautiful natural wooded site well situated for office and medical. Convenient parking layout, ratio 4/1,000, retail visibility for front offices.*
- *Blackadar Office Park - high quality investment portfolio with frontage building becoming available for end-user.*
- *3 built in 2014, one built in 2008, meticulously maintained. CAP Rate is for 2025, some unusual vacancies are now occurring.*
- *Great suburban location on Ronald Reagan Blvd (SR 427) between Longwood & Lake Mary. Easy access to SR 434, 17-92, and the Greenway.*



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EXECUTIVE SUMMARY

Acquire a Major Office Footprint in Seminole County. Blackadar Office Park - high quality investment portfolio with frontage building coming available for end-user. 4 separate buildings on 2 parcels with 6 or 7 suites total - no association necessary. 3 built in 2014, one built in 2008, meticulously maintained.

Beautiful natural wooded site well situated for office and medical. CAP Rate is for 2025, some unusual vacancies are now occurring. Convenient parking layout, ratio 4/1,000, retail visibility for front offices.

Good unit sizes, layouts, and finishes for move-in ready lease-up. Great suburban location on Ronald Reagan Blvd (SR 427) between Longwood & Lake Mary. Easy access to SR 434, 17-92, and the Greenway. City sewer & water, excellent stormwater system in place. Seller financing considered with substantial down payment.



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TAXES & OPERATING EXPENSES (ACTUAL - 2025)

	Annual
Gross Rental Income	\$263,776
Other Income	-
Vacancy Loss	-
Effective Gross Income	\$263,776
Taxes	\$33,734
Operating Expenses	\$69,279
Total Expenses	\$103,013
Net Operating Income	\$160,763



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1436 N Ronald Reagan Blvd - 4,200 SF Office Building



1404 N Ronald Reagan Blvd - 3,528 SF Office Building

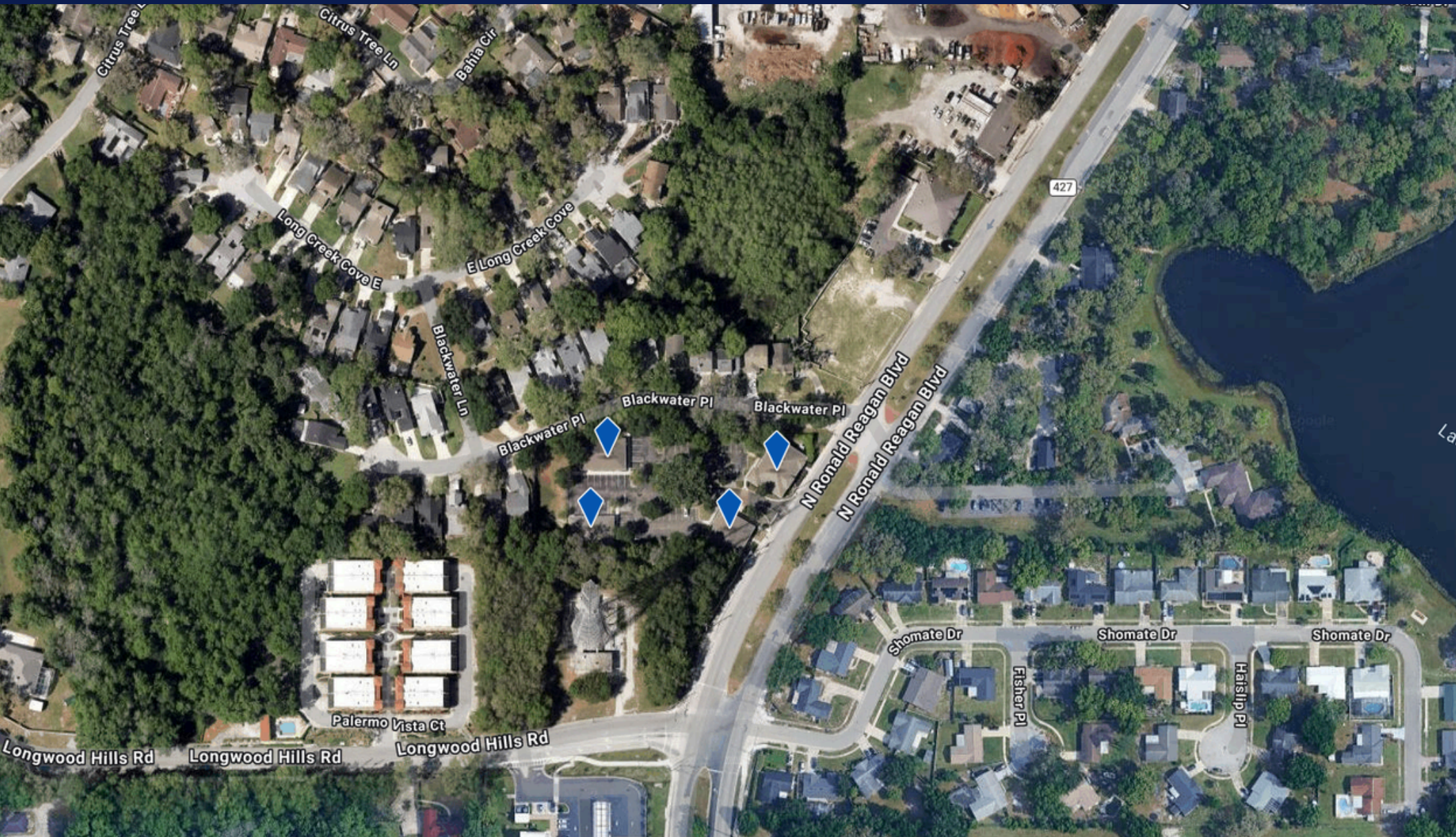


1414 N Ronald Reagan Blvd - 3,150 SF Office Building



1424 N Ronald Reagan Blvd - 3,150 SF Office Building

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