







# CLASS A OFFICE IN BALDWIN PARK

-  4236 Sq Ft
-  PD/AN
-  695 shared
-  Renovated
-  Built 2005  
Roof 2019
-  **\$1,900,000**

- Prime location in highly desirable Baldwin Park
- Walking distance to Village Center retail and dining
- Ample shared parking
- Ideal for single user or subdivide to others

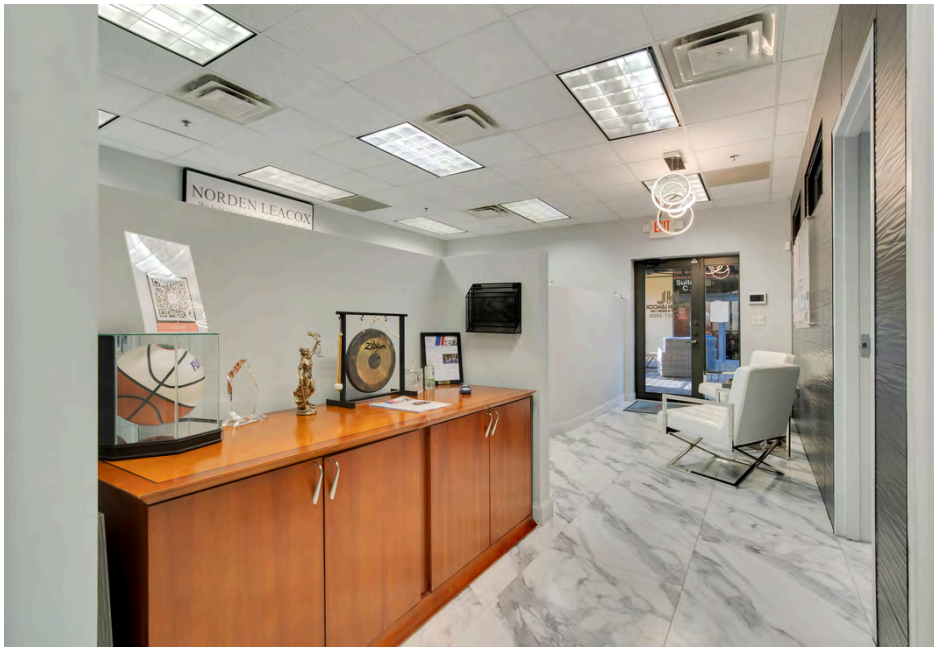


**CALL NOW 407-694-0996**

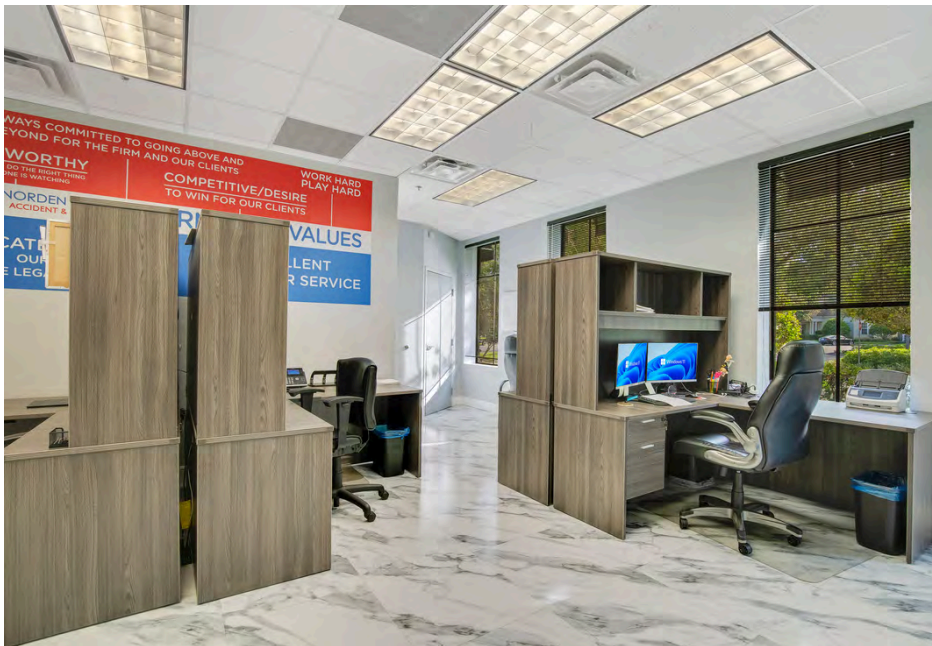
# EXTERIOR



# INTERIOR



# INTERIOR



# SITE



## **Shared parking:**

Standard: 486

Parallel: 85

Handicap: 14

On-street: 109

**Total: 695**

**Building: 4,236 SF**

**Land: 8,854 SF**

**Roof : 2019**

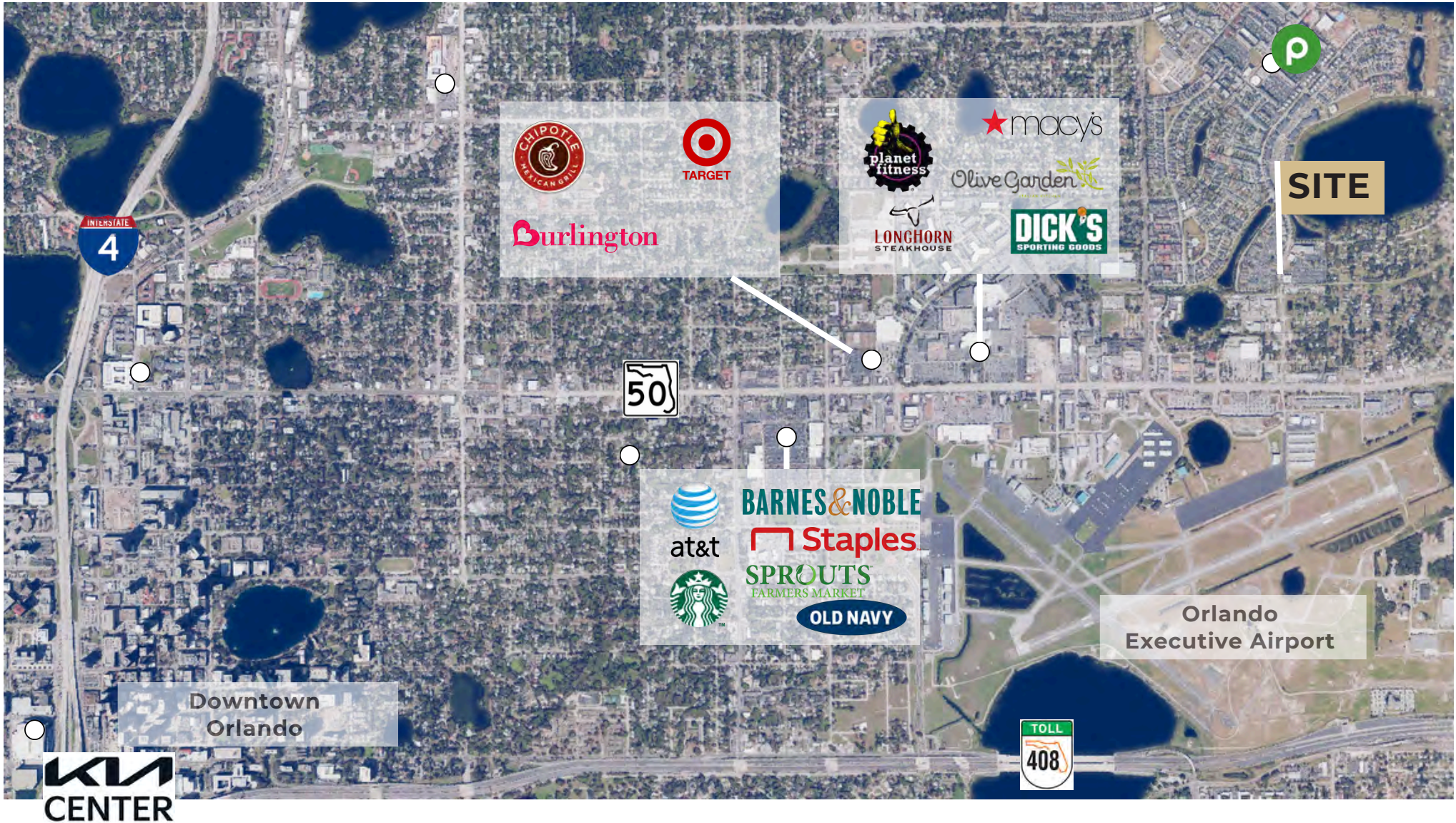
**AC: 2020**

# SITE LOCATION

32801  
AVG HH INC  
\$106,213

32803  
AVG HH INC  
\$123,778

32814  
AVG HH INC  
\$198,995



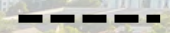
# PROXIMITY TO DOWNTOWN



**Downtown Orlando**



4 MI



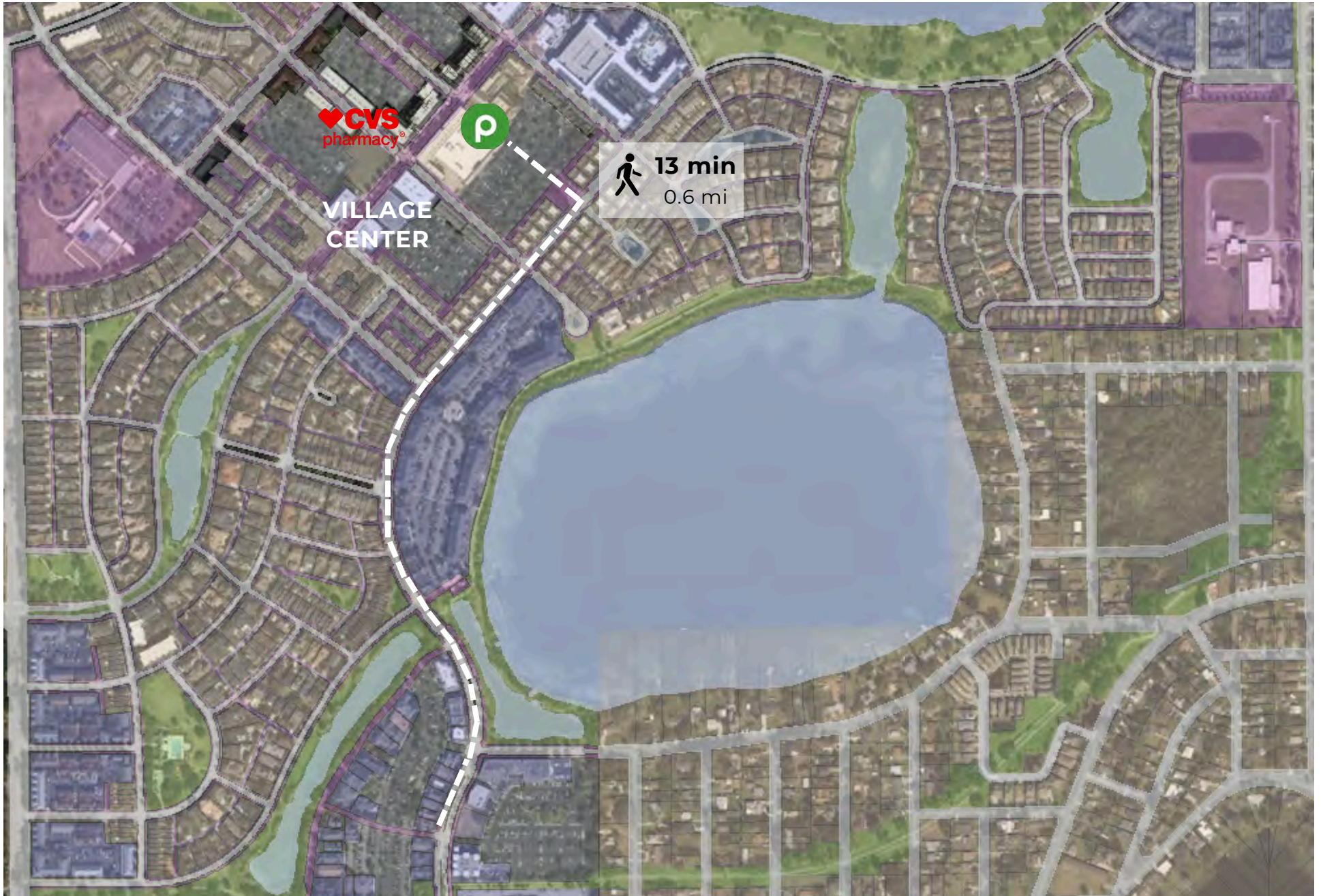
2 MI

# PROXIMITY TO MEDICAL



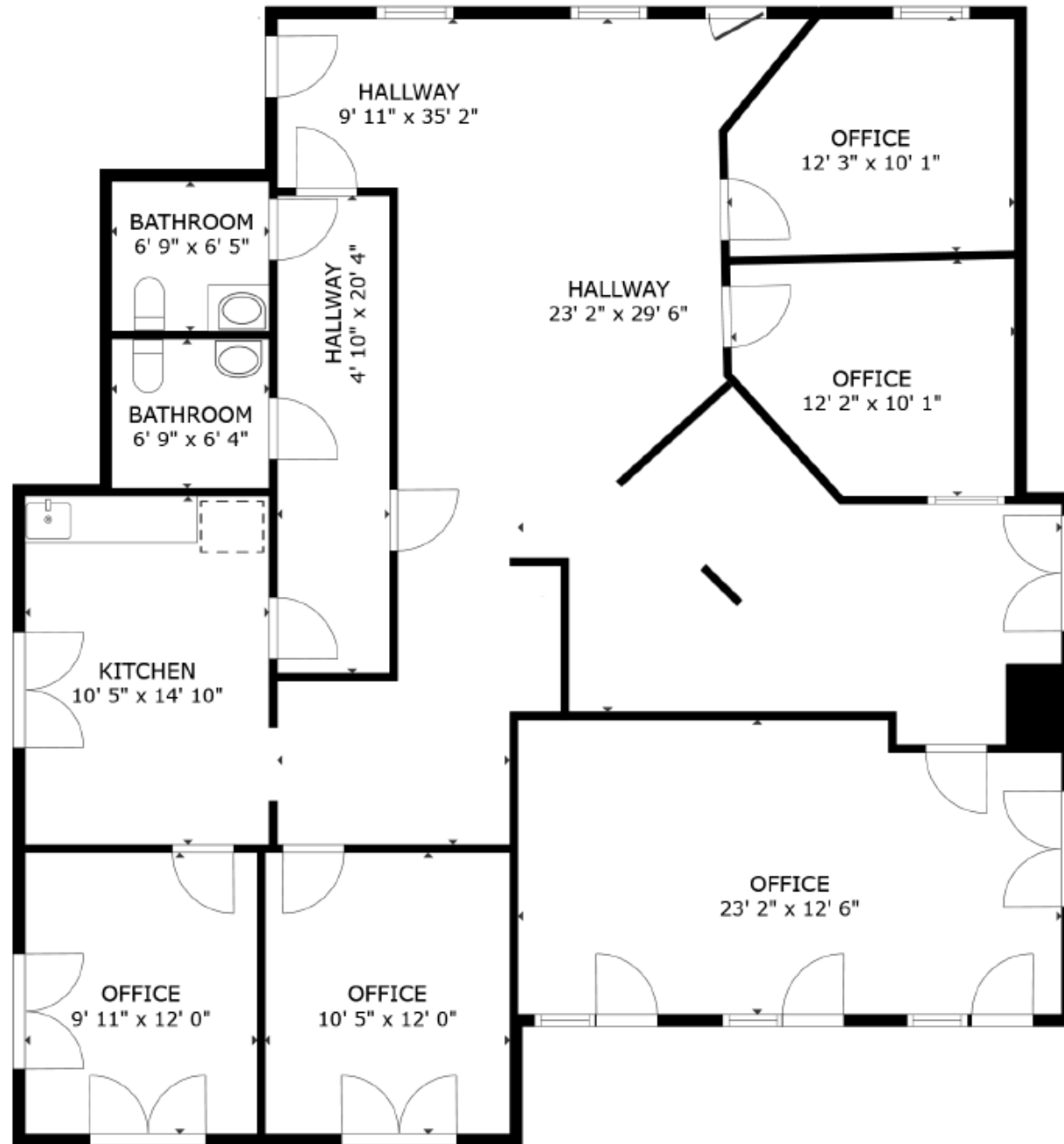


# BALDWIN PARK PROXIMITY



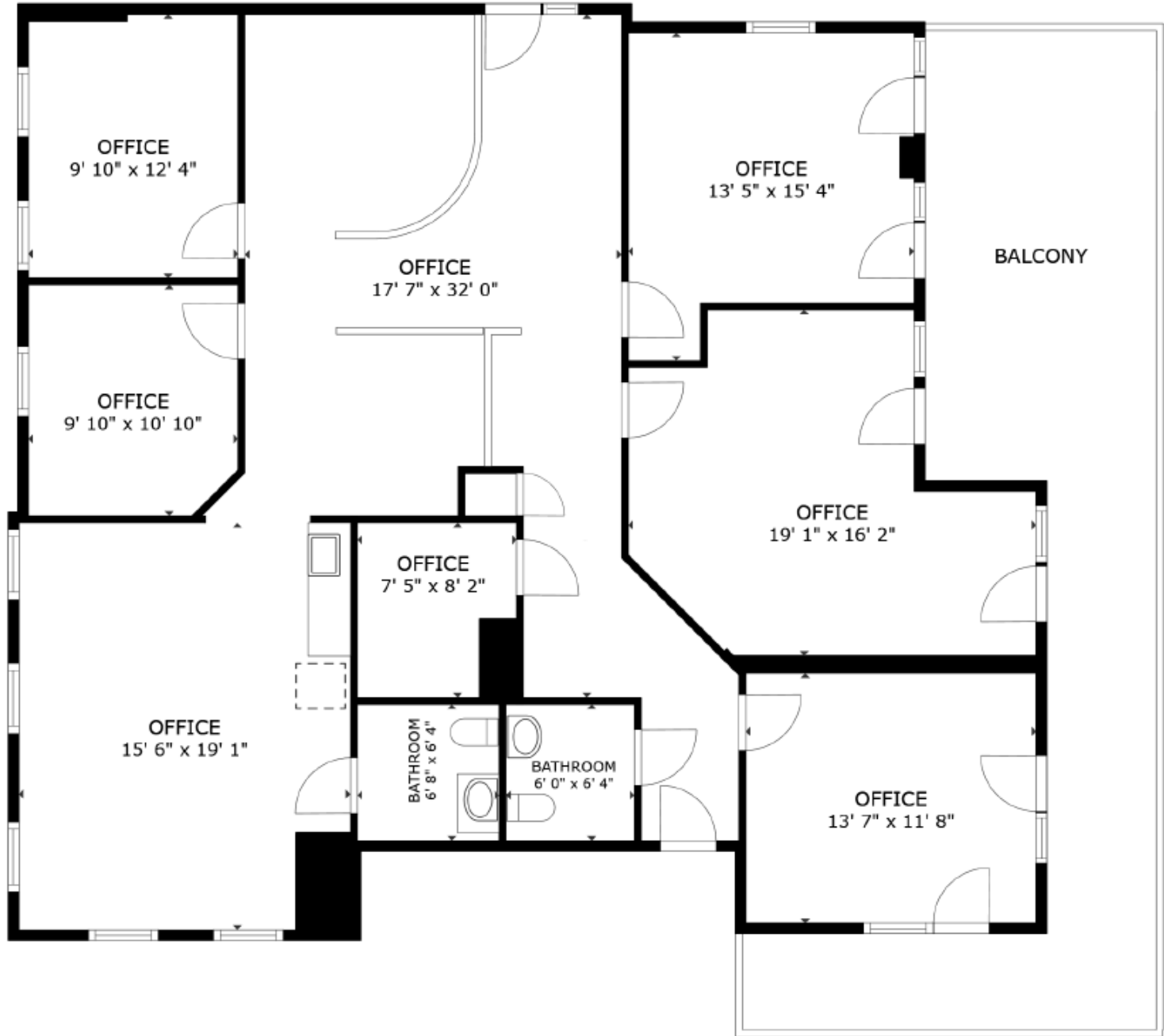
# FIRST FLOOR PLAN

2,118 SF



# SECOND FLOOR PLAN

2,118 SF



# SURVEY

