



±1.21 ACRE LAND PARCEL | \$2,250,000

OR PAD SITE(S) & CONSTRUCTION | \$850/SF FINISHED

# For Sale

Parkway Vista | 425 Sybelia Pky  
Maitland, FL 32751

**Darryl Hoffman**  
darryl.hoffman@streamrealty.com  
407.883.1933

**Jacob Attaway**  
jacob.attaway@streamrealty.com  
407.204.9923

**STREAM**



# Property Overview

**425 Sybelia Parkway** sits in the vibrant heart of Downtown Maitland, offering exceptional walkability to the area's diverse amenities and convenient access to SR 17-92 and Interstate 4. The property's prime location provides close proximity to the Winter Park Chain of Lakes' high end residential communities

This  $\pm 1.21$  acre development opportunity is being offered as-is, or as approved potential for six individual office condominiums, four of which offer 1,750 SF and two offering 2,310 SF of office space. The property presents an ideal investment for those seeking to capitalize on Maitland's growing commercial district while benefiting from the area's established connectivity and upscale neighboring communities.

## Property Highlights

- Prime Downtown Maitland location with walkable amenities
- Strategic access to SR 17-92 and I-4
- Proximity to Winter Park's exclusive lakefront communities
- Development-ready  $\pm 1.21$  acre parcel
- Approved plans for 4  $\pm 1,750$  SF and 2  $\pm 2,310$  SF Class A office/ commercial space
- Seller can sell site as a whole or to individual owner/users for office/ retail/ medical occupancy in 14-16 months



# Proposed Site Plan & Pricing

**Building A – Finished and move-in ready (\$2,000,000) – 2,310 SF**

**Building B – Finished and move-in ready (\$1,500,000) – 1,750 SF**

- Site plan approved by City of Maitland
- DM (Downtown Maitland) zoning
- Current approved plan: 4 × ±1,750 SF and 2 × ±2,310 SF Class A office/commercial buildings
- 41 on-site parking spaces
- Office, medical, retail, and fitness uses permitted

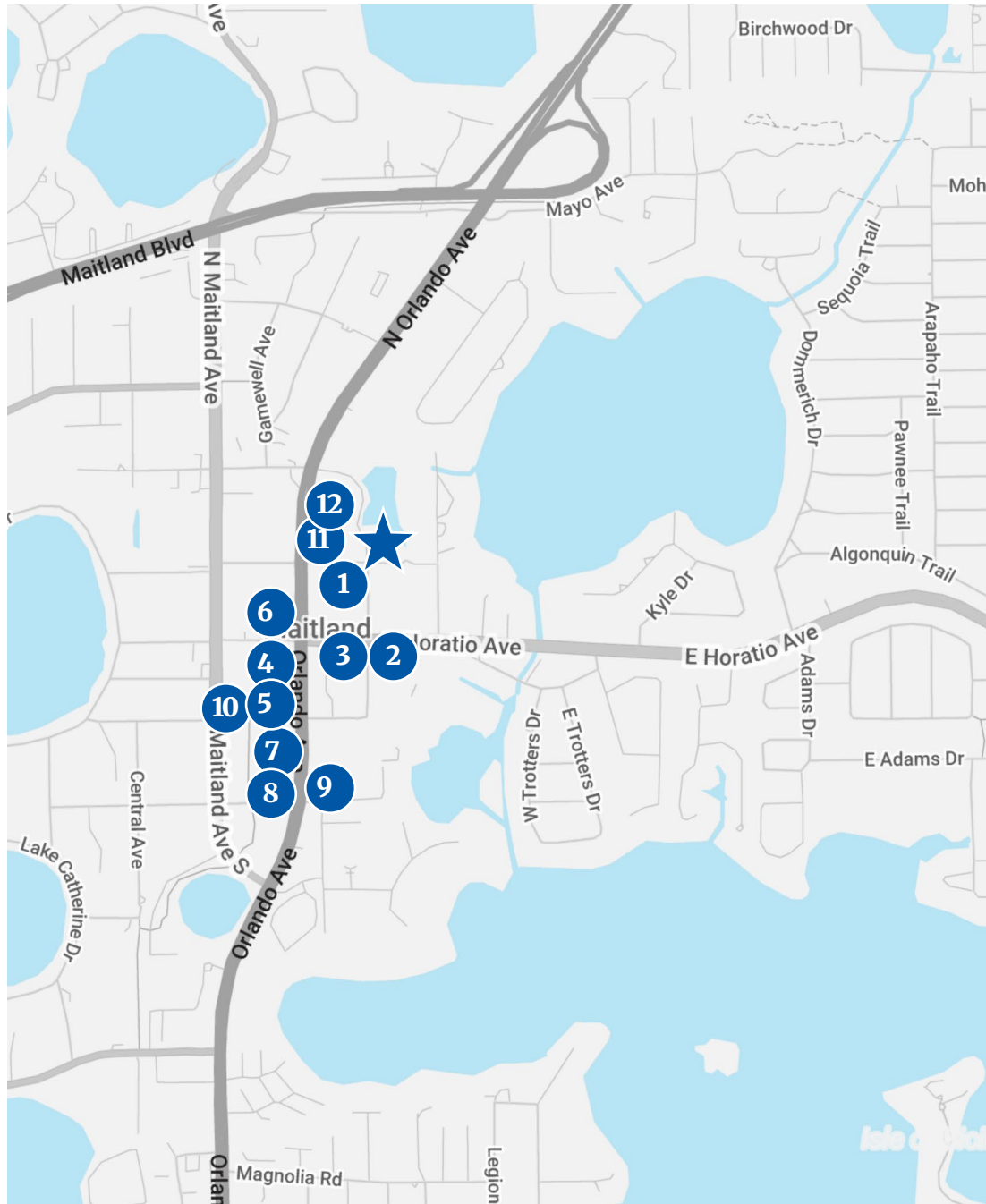




# Location Overview

## Nearby Amenities:

1. Publix Supermarket at Maitland Place
2. Foxtail Coffee Co.
3. WAVE Sushi
4. Starbucks
5. Houndstooth Kitchen & Eatery
6. Truist Bank
7. Lazy Moon Pizza
8. Antonio's Maitland
9. Luke's Kitchen and Bar
10. Boku Sushi & Grill
11. Elevate Kava Bar & Lounge
12. Grain & Berry Maitland







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## Let's Connect

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