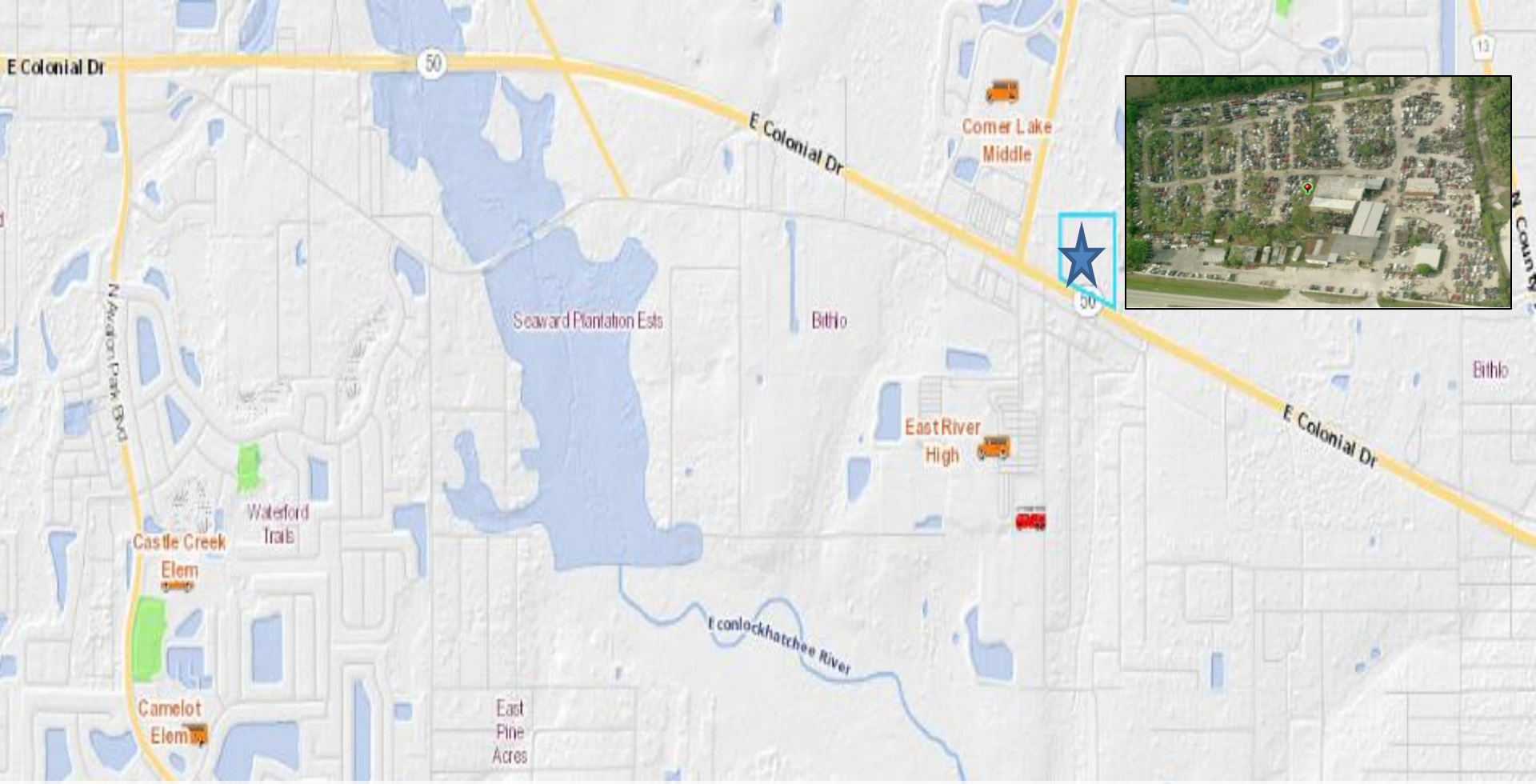


10.35 Acres Zoning: C-3/WHOLESALE COMMERCIAL



E Colonial Dr - Orlando, FL 32820

Approximately 743 feet of Direct Road Frontage



Amazing opportunity. This 10+ acre tract along with several buildings is located in growing area with new home communities springing up all around. Imagine your business just feet from a major roadway with traffic of over 25,000 vehicles daily and counting. Approximately 743 feet of direct frontage on HWY 50 Zoning is C-3/Wholesale Commercial. Currently used in the auto/salvage industry. Don't miss out on this great opportunity.

Call Edwin Carrasquillo Realtor® Clear Point Realty LLC 407-928-2140

600 N Thacker Ave Ste A17 – Kissimmee, FL 34741



Building #1

Summary as of 04/22/2019



Unsketched SubAreas:

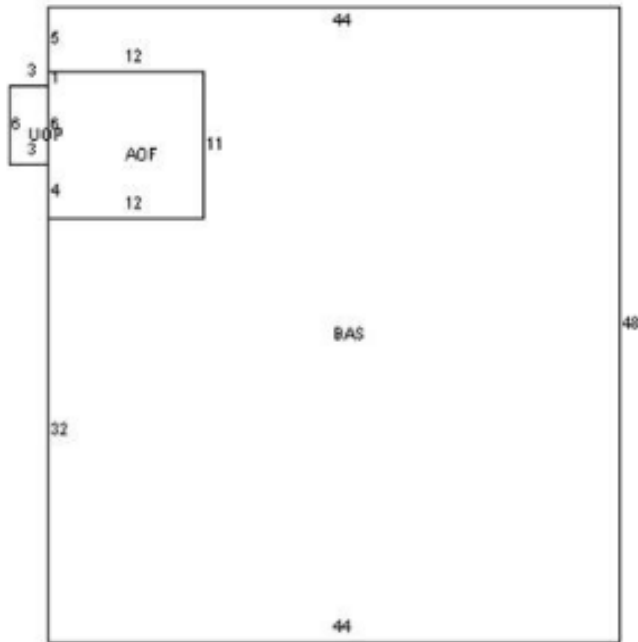
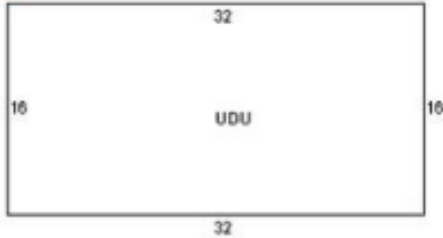
BAS: 1350,
AOF: 465,
UST: 3855,
SVA: 1260,
UOP: 2025,
UDC: 2000,
UCP: 4000,

Sub Area	Sqft	Value
AOF - Avg Office	465	working...
BAS - Base Area	1350	working...
SVA - Service Ar	1260	working...
UCP - Unf Carprt	4900	working...
UDC - Unf Dt Cpt	2000	working...
UOP - Unf O Prch	2025	working...
UST - Unf Storag	3855	working...

Model Code: 06 - Warehouse
Type Code: 4800 - Warehousing
Building Value: working...
Estimated New Cost: working...
Actual Year Built: ⓘ 1972
Beds: 0
Baths: 0.0
Floors: 1
Gross Area: 15855 sqft
Living Area: 3075 sqft
Exterior Wall: Corrugated Metal
Interior Wall: None

Building #2

Summary as of 04/22/2019

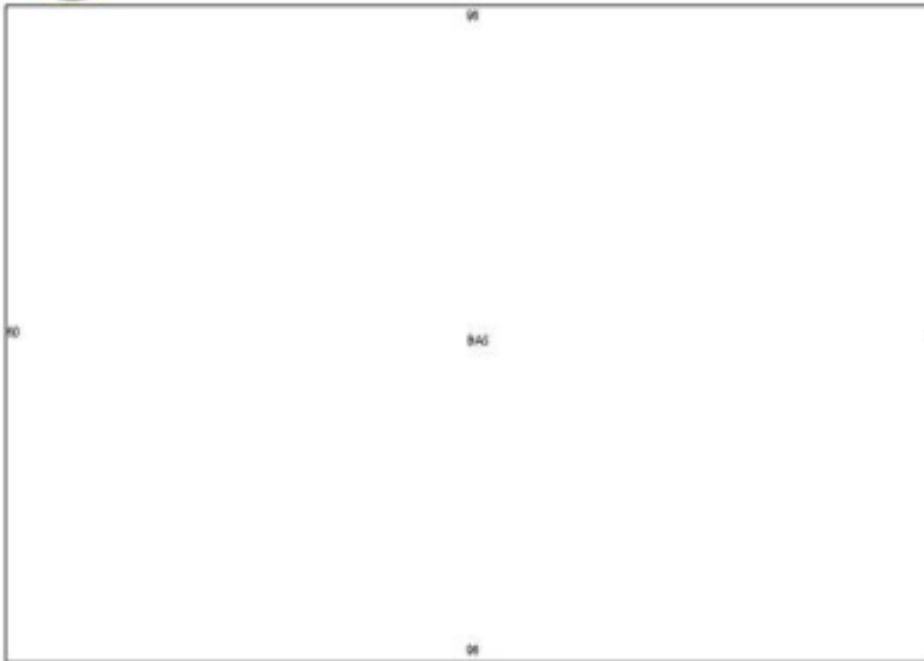


Sub Area	Sqft	Value
AOF - Avg Office	132	working...
BAS - Base Area	1980	working...
UDU - Unf Dt Uty	512	working...
UOP - Unf O Prch	18	working...

Model Code:	06 - Warehouse
Type Code:	4800 - Warehousing
Building Value:	working...
Estimated New Cost:	working...
Actual Year Built: ⓘ	1980
Beds:	0
Baths:	0.0
Floors:	1
Gross Area:	2642 sqft
Living Area:	2112 sqft
Exterior Wall:	Wood On Sheathing
Interior Wall:	None

Building #3

Summary as of 04/22/2019



Sub Area	Sqft	Value
BAS - Base Area	5760	working...

Model Code:	06 - Warehouse
Type Code:	4800 - Warehousing
Building Value:	working...
Estimated New Cost:	working...
Actual Year Built: ⓘ	1994
Beds:	0
Baths:	0.0
Floors:	1
Gross Area:	5760 sqft
Living Area:	5760 sqft
Exterior Wall:	Wood On Sheathing
Interior Wall:	None



Extra Features

Description	Date Built	Units	XFOB Value
6040 - Paved Concrete	01/01/1972	21790 Unit(s)	working...
5590 - Small Shed	01/01/1972	1 Unit(s)	working...
5230 - Accesory Building 1	01/01/1995	1600 Unit(s)	working...



EDWIN CARRASQUILLO
BROKER-OWNER
CLEAR POINT REALTY LLC
407-928-2140

