



County: Orange
Type: Commercial Lease
Style: Office
New Construction: No
Builder Name:
Builder Model:
Builder License Number:
Lot Features: Corner Lot

Status: Active
Backups Requested: No
Business Type:
Com Trans Type:
Com Trans Terms: No Smoking
Year Built: 1993
List Price: \$16,000
LP/SqFt: \$2.38
Special Sale:
ADOM: 18
CDOM: 18
Lease Rate: \$16,000
Sqft Heated: 6,706
Total SqFt: 6,836
SP/SqFt: \$2.38
Leased Amount: \$16,000.00

Adjacent to Advent Health Pulmonary Medical facility, 326 N Mills Avenue is situated in a Prime Medical and Business district area with a Colonial-Style Red Brick Exterior with Dormer Windows and exceptional curb appeal, with a frontage of 80 feet to North Mills Avenue. 6824 square feet, features 2 reception areas, 5 private offices, multiple open workstations, full service Kitchen, 4 restrooms, a Stylish Business Conference Room, electrical and computer monitor room, 2 file rooms. The lease is a (NNN) Triple Net for five years to a minimum of three years. Also available for sale at \$2,750,000.

Legal Desc: EOLA PARK HEIGHTS H/33 LOTS 9 THROUGH 16BLK E

Ownership:
Tax ID: 25-22-29-2508-05-100
Tax Annual Amount: \$100,887.00
Tax Year: 2024
CDD: No
Homestead: No
Other Exemptions: No
Building Name/Number:
Bldg # Floors: 1
Floor:
Floors in Unit: One
Subdivision #:
SW Subd Condo#:
SW Subd Name:
Complex/Comm Name:
Complex/Community Name/NCCB:
Water Name:
Addnl Water Info:

Flood Zone: X
Flood Zone Panel: 12095C0265F
Flood Zone Date: 09/25/2009
Add Tax Ids:
Auction Firm/Website:
Auction Type:
Buyers Premium:
Property Access: No
MH Make:
MH Model:
MH Width:
Representaion:

SE/TP/RG: -22-29
Section: 25
Block/Parcel: E
Book/Page: H-33
Alt Key/Folio: 25-22-29-2508-05-100
Lot: 9
Lot Size SqFt: 34,442
Lot Size Acres: 0.81
Zoning: O-1/T
Zoning Comp: No
Census Tract: 102.02
Census Block:
Use Code:
Future Land Use:
Planned Unit Dev: No

A/C: Central Air
Heat/Fuel: Central
Sewer: Public Sewer
Water: Public
Utilities: Electricity Available, Water Connected
Appliances Incl: Refrigerator

SqFt Heated Source: Public Records
SqFt Total Source: Public Records

Floor Covering: Carpet, Linoleum
Fireplace: No

Electric Service:
Freezer Space YN: No
Ceiling Type:
Ceiling Height:
Total # of Buildings: 1
Annual Income Type:

Door Height:
Door Width:
Eaves Height:
Garage Door Height:
Transportation Access:
Annual Income Type:
Lease Term: 3 to 5 Years
Terms Of Lease: Absolute (Triple) Net
Tenant Pays: Common Area Maintenance, Electricity, Liability Insurance, Property Insurance, Property Taxes, Sewer, Trash Collection, Water

Adjoining Property: Commercial
Miscellaneous 2:
Miscellaneous:
Road Frontage Type: Access Road, Business District, City Street

Roof: Shingle

Ext Construction: Brick, Other

Garage / Parking Features: 19 to 30 Spaces

Unit #:

Community Features:

Pets Allowed: No

Condo Environment YN: No

Pet Restrictions:

Condo Fee Schedule:

Directions: Exit I-4 on Colonial, make a right to Mills Avenue, make Left on E Livingston street, first building on the left.