

# For Sale

# 2607 Edgewater Drive

Orlando, FL 32804



6,212± sf Owner | User Opportunity

**AVISON  
YOUNG**

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## Introduction

Avison Young is pleased to present the 2607 Edgewater Drive building located in the vibrant College Park neighborhood. This freestanding, 6,212± sf building is well positioned at the lighted intersection of Edgewater Drive and W. Winter Park Street, with direct frontage on Edgewater Drive. The building provides hard to find dedicated parking suitable for a variety of uses. Having undergone significant capital improvements, the building provides access to a grease trap and hood systems, if needed, for restaurant use.

### PROPERTY HIGHLIGHTS

**CLOSE PROXIMITY TO U.S. HIGHWAY 441, INTERSTATE-4 AND HIGHWAY 50**

**FRONTAGE ON EDGEWATER DRIVE**

**PERMITTED USES INCLUDE OFFICE, MEDICAL AND RETAIL**

**ZONED MU-1/T/SP/AR/W**

**BUILDING FASCIA SIGNAGE**

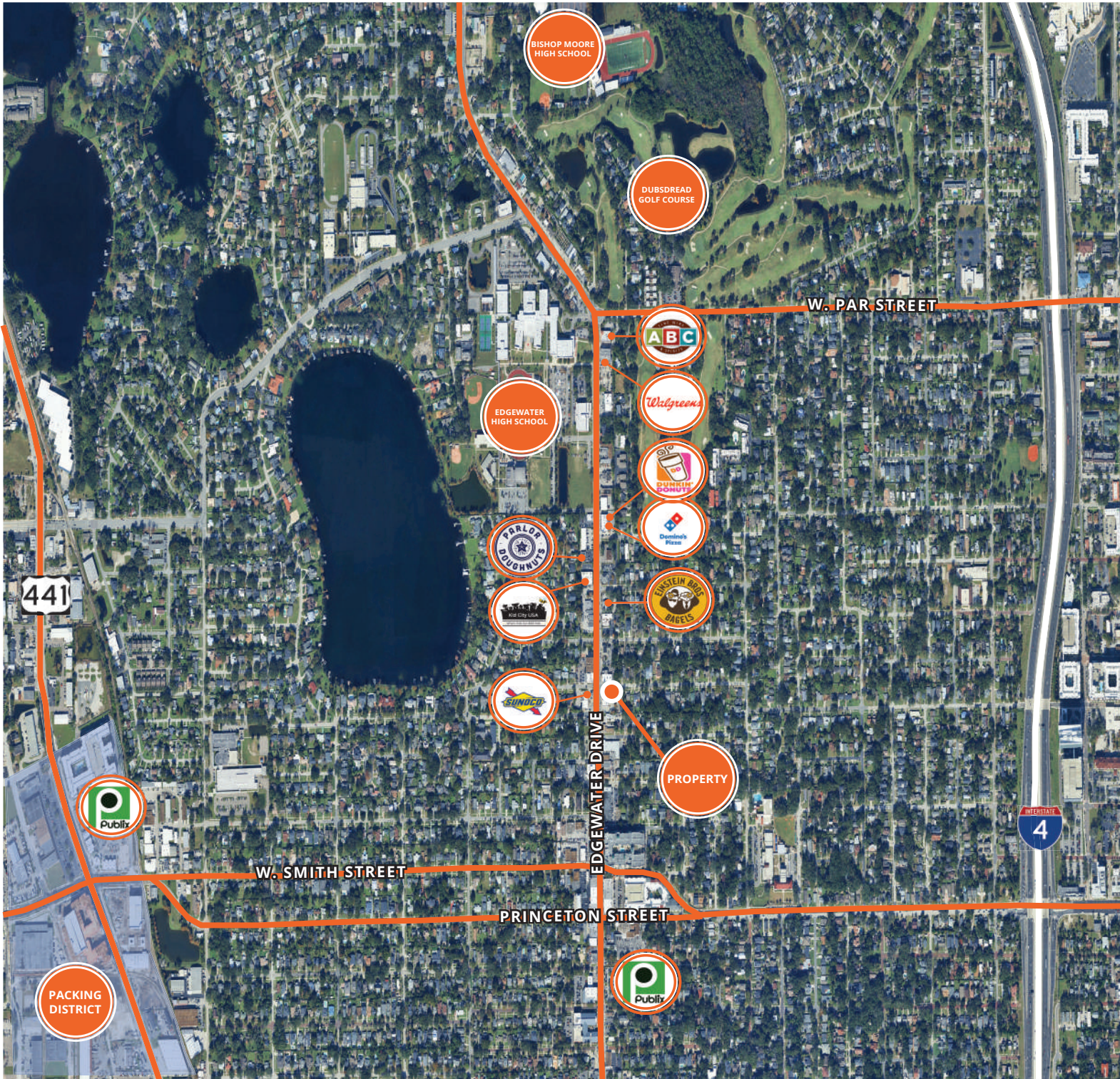
**33 PARKING SPACES PLUS EXCESS STREET PARKING**

**GREASE TRAP IN-PLACE**

**OWNER/USER OPPORTUNITY**



# Location Map



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# Floor Plan



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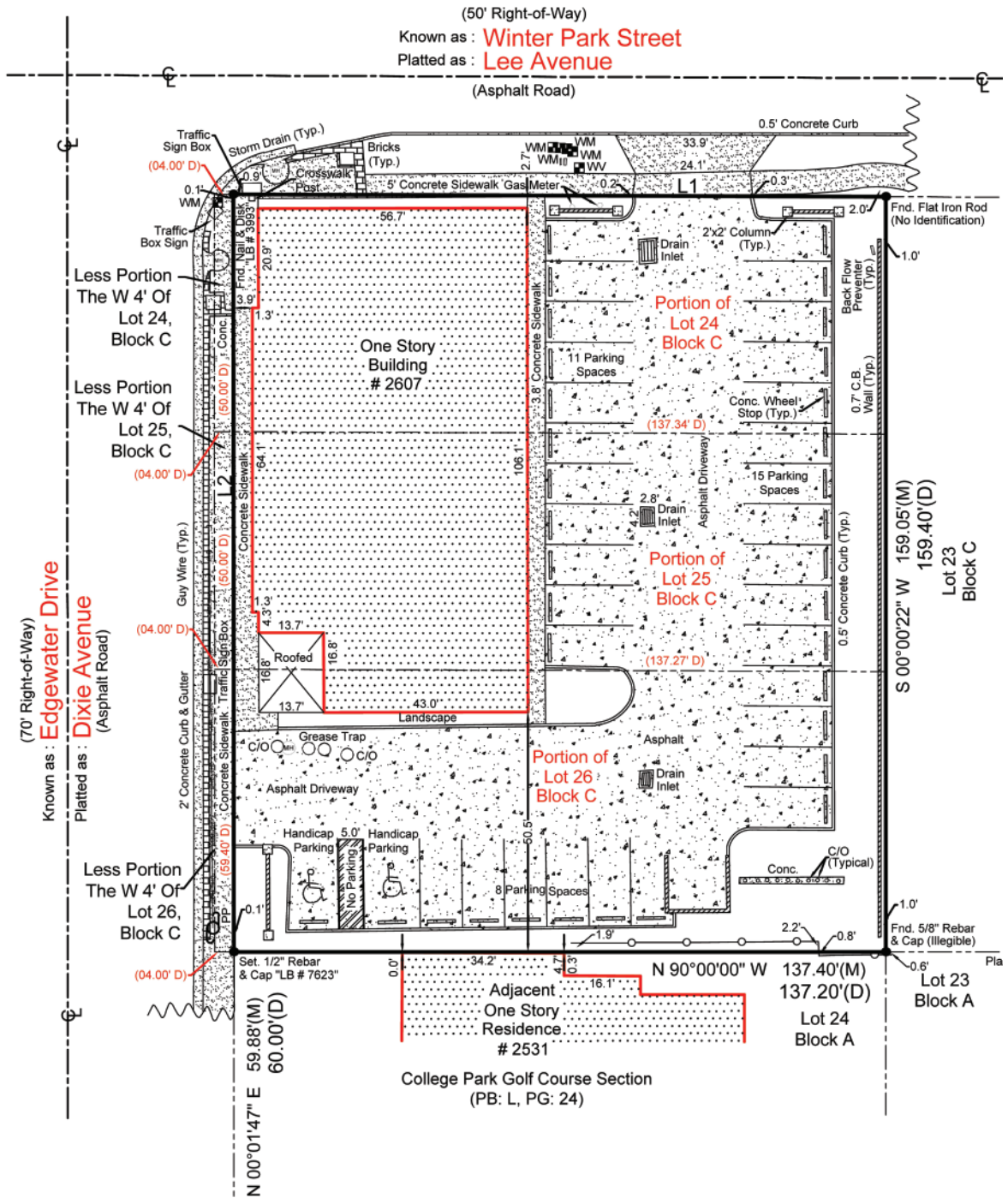


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# Site Plan



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# Demographics

