

Prime Commercial Property for Sale – High-Visibility Location in Longwood, FL

Address: 855 N Hwy 17-92, Longwood, FL

This **modern 12,800 SF pre-engineered steel building** offers exceptional visibility, functionality, and accessibility in one of Seminole County's most sought-after commercial corridors. With **220 feet of road frontage on Highway 17-92**, this property ensures maximum exposure to high daily traffic, making it an ideal location for retail, showroom, or mixed-use business operations. Built and operated as MC/ATV/PWC Sales and Service Dealership.

Property Features:

- **Total Building Size:** 12,800 SF
 - **Showroom:** 6,400 SF – Spacious, well-lit, and designed for retail or display.
 - **Warehouse/Garage:** 4,800 SF – **two 12' x 14' roll-up doors**
 - **Offices/Restrooms:** 1,600 SF
 - **Six private offices**
 - **Tile and carpet flooring**
 - **Showroom ceiling height 14', Warehouse open ceiling height 26'**
- **Lot Size:** 3.4 acres – Plenty of space for parking, storage, or expansion.
- **Zoning:** C-2 Commercial Retail – Suitable for a variety of business uses.
- **Exterior Features:**
 - **Monument Signage** – Excellent branding opportunity.
 - **Front Lighted & Covered Display Area** – Ideal for showcasing products
- **Built in 1997** – Modern infrastructure with a well-maintained structure.
- **Lease Option Available**

Strategic Location & Accessibility:

- **Highway frontage with strong traffic flow** – Ensures excellent visibility and accessibility.
- Conveniently located in **Seminole County's growing business district**.
- Easy access to major highways, surrounding businesses, and residential communities.

Perfect for:

- ✓ Retail Showroom
- ✓ Auto/Marine Sales
- ✓ Building and plumbing supplies
- ✓ Hardware, Nursery, Appliance, Furniture or Flooring Store

 **For more information or to schedule a private tour, contact Mitch Marqui at 407-492-0639.**