

**FOR SALE**



# HISTORIC OFFICE BUILDING

2691 W Fairbanks Avenue, Winter Park, FL 32789

**\$605,000**

- > Charming 1,404 SF historic building on .17 acres
- > Excellent opportunity for an owner/user, ideal for office professionals
- > Constructed in 1924; well-maintained
- > Roof replaced approx. 2020; newly painted
- > New Trane 3-ton air-conditioning unit installed 5/26 (10-year warranty)
- > Beautiful hardwood flooring; full size kitchen; renovated restroom
- > Parking located behind building
- > Zoning "O-1", City of Winter Park
- > Easy access to I-4, Edgewater Drive, Hwy 17-92, Downtown Orlando



**Christi Davis, CCIM**  
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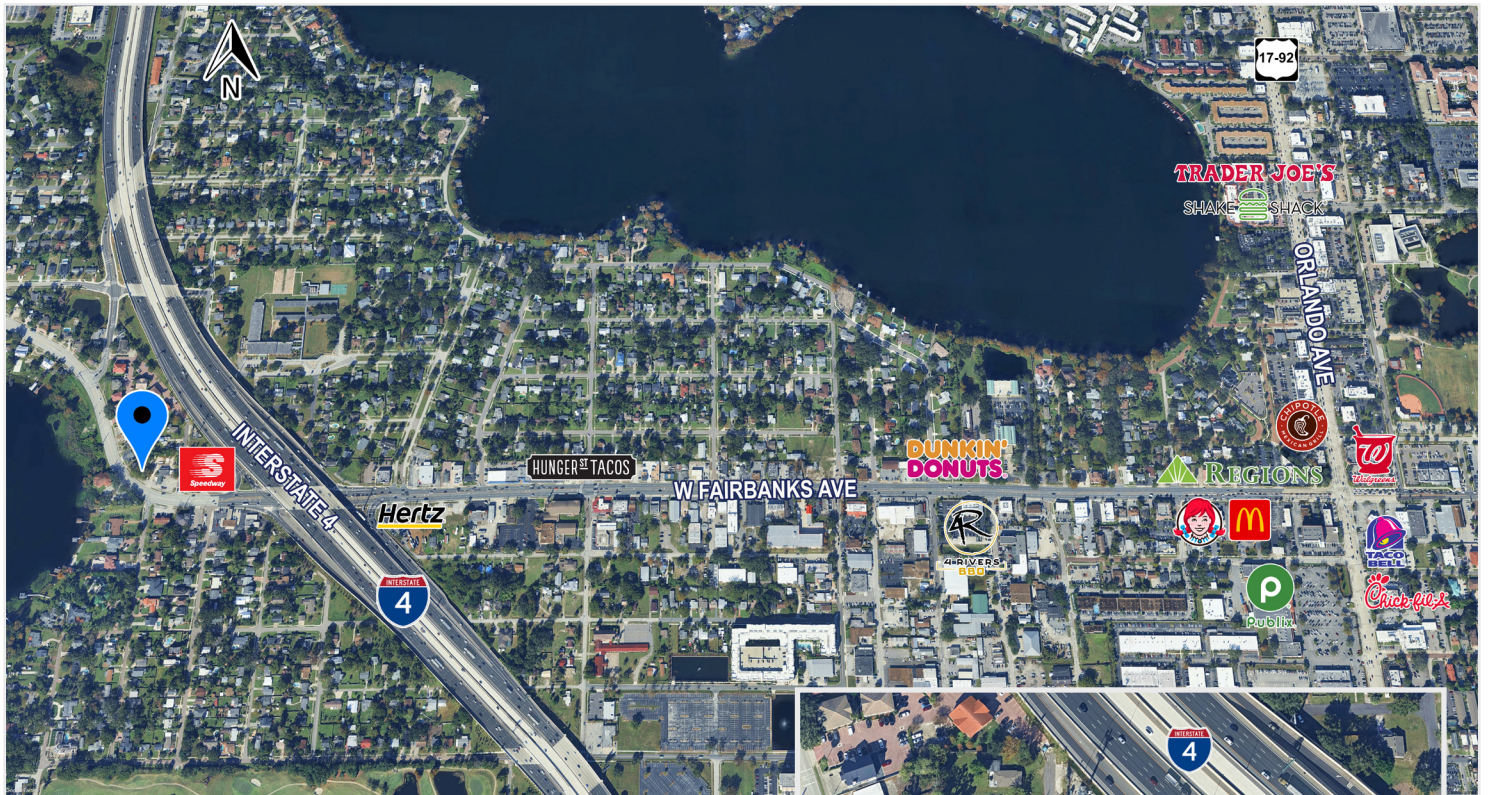
DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	8,866	85,740	306,390
Households	4,351	39,397	133,462
Average HH Income	\$112,709	\$116,792	\$102,506
HH Growth 2025 - 2030	11.4%	10.44%	9.31%



1209 Edgewater Drive  
 Suite 100  
 Orlando, FL 32804  
 407.206.7300 Main  
 www.bywater.com

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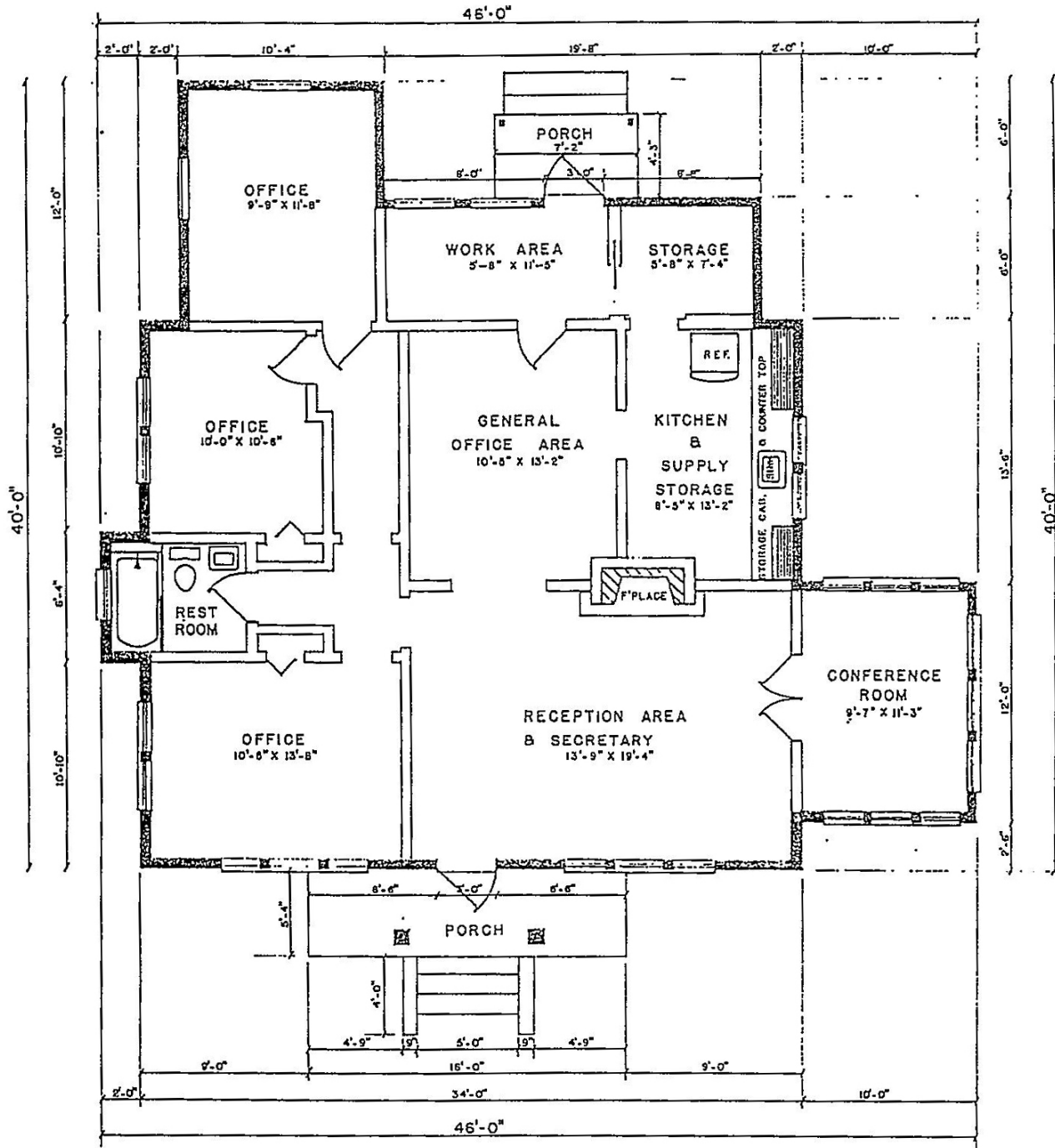
1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

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## 2691 WEST FAIRBANKS AVENUE, WINTER PARK FLOOR PLAN



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