

PROPERTY FOR SALE

720 N Highway 17-92 Longwood, Florida 32750

Unique opportunity for those seeking outstanding visibility, exposure, traffic count, and easy access on one of Central Florida's busiest thoroughfares, HWY 17-92, in Seminole County, just North of Orlando, Florida.

This property is Zoned C-2 (General Commercial) within the City Limits of Longwood, Florida.

The property consists of (2) detached buildings (primary structure is steel frame and secondary structure is wood frame). Total square footage under roof is 8,175 square feet... An additional 4,884 square feet is under cover (aluminum canopy). The property is rectangular in shape and boasts 110 lineal feet of frontage on 17-92.

FEATURES

Both detached structures have been reroofed (Bldg. #1, some ten years ago, and Bldg. #2, some two (2) years ago.

The primary structure has (3) Phase electrical service. Secondary structure has new (2) Phase electrical service with (Phase 3 capability)

The City of Longwood provides both Water and Sewer Service

An operational Well (on property) is centrally located for instant access

Two (2) HVAC units have been recently installed

Wooden Fence perimeter (8 feet in height) with Active Security Monitored System

Automated Flood Lighting coverage throughout

Electric Front Entry Gate with Keypad Entry

Two (2) Bathrooms, One in Showroom and One in workspace of Bldg. #1

One dedicated Break Room with Air Conditioning (Bldg. #2)

Three (3) working Roll-Up Doors in Building #1 with largest measuring 13.5 feet x 10 feet

One (1) working Roll-Up Door in Building #2 measuring 12 feet by 10 feet

Owners private, paneled, Office adjacent to Showroom (Building #1)

Land Survey reflects 0.96 acres. Property Tax for 2025 was \$15,257.52

Storm Water Retention is Off-Site. NO Drainage issues... NO Environmental issues...

PRICE

\$1,950,000.00

CONTACT:

James Lax (Cell Phone: 407-782-0425) E-Mail: trilaxgroup@earthlink.net

The Trilax Group, Inc.

Real Estate Development

Licensed Real Estate and Mortgage Broker

NMLS #391735



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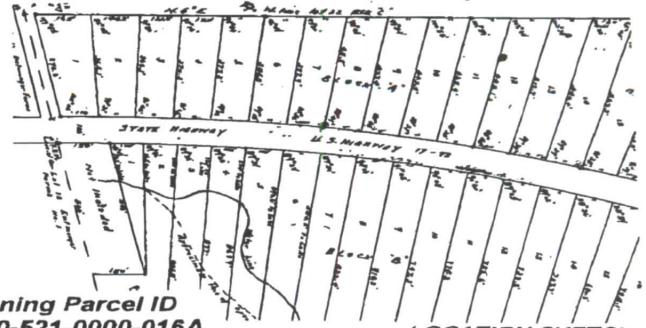
Legal Description

Lot 3, Block A, **OAK GROVE PARK**, according to the plat thereof, as recorded in Plat Book 7, Page(s) 83, of the Public Records of Seminole County, FL.

Community number: 120292 Panel: 0155
Suffix: F F.I.R.M. Date: 9/28/2007 Flood Zone: X
Date of field work: 4/21/2010 Completion Date: 4/22/2010

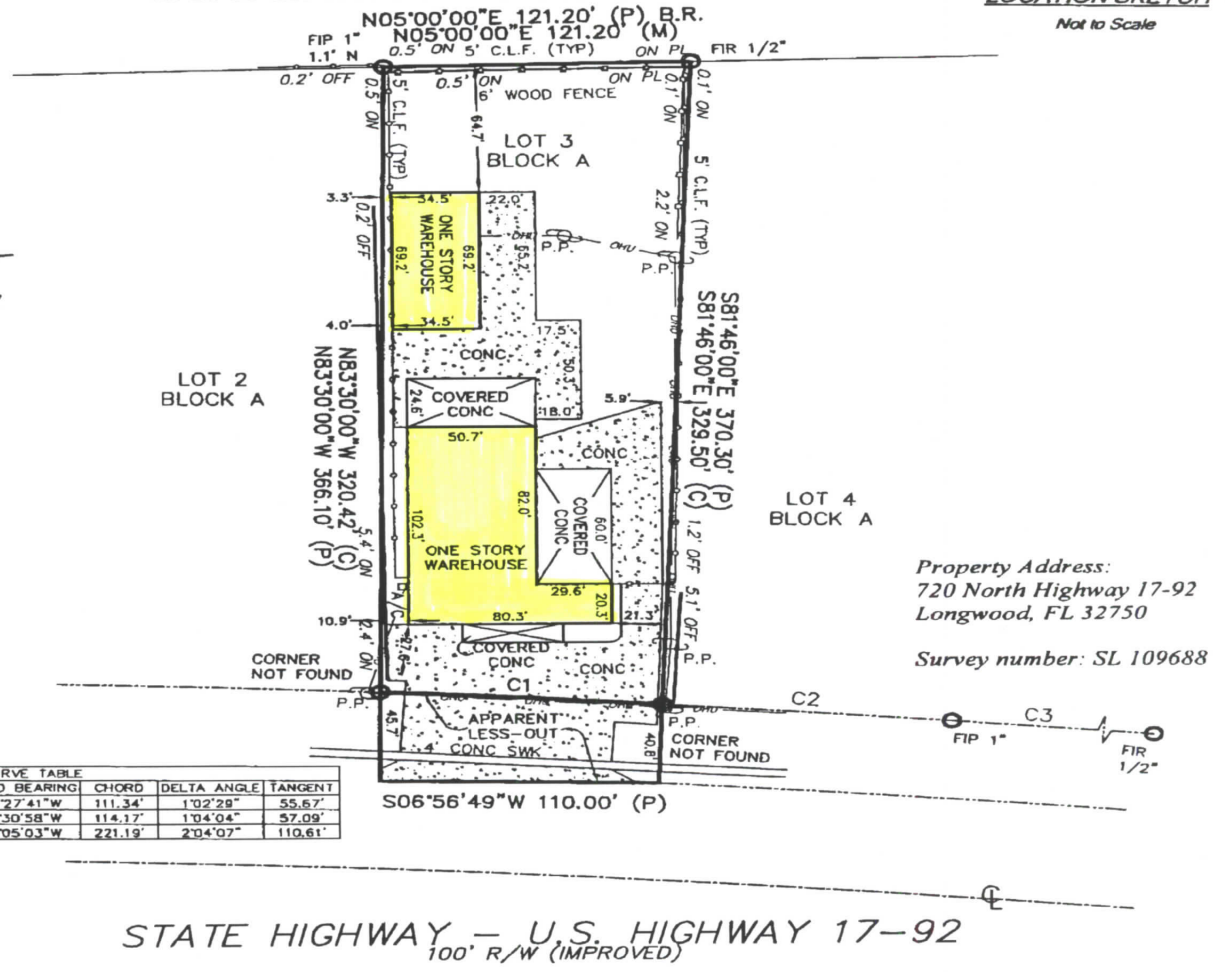
Certified to:
Robert Gina; Theodore Hoff Trustee, its' successors and/or assigns.

Adjoining Parcel ID 33-20-30-521-0000-0180 Adjoining Parcel ID 33-20-30-521-0000-016A



LOCATION SKETCH
Not to Scale

PER PLAT
SCALE: 1"=80'



Property Address:
720 North Highway 17-92
Longwood, FL 32750
Survey number: SL 109688

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA ANGLE	TANGENT
C1(M)	111.34'	6126.50'	S09°27'41"W	111.34'	1°02'29"	55.67'
C2(M)	114.17'	6126.50'	S10°30'58"W	114.17'	1°04'04"	57.09'
C3(M)	221.20'	6126.50'	S12°05'03"W	221.19'	2°04'07"	110.61'

STATE HIGHWAY - U.S. HIGHWAY 17-92
100' R/W (IMPROVED)

LEGEND

- Wood Fence
- Wire Fence
- Chain Link Fence
- FN Found Nail
- CONC Concrete
- M Field Measured
- CL Clear
- ENCR Encroachment
- CL Centerline
- Concrete
- PL Property Line
- C.M Concrete Monument
- F.I.R Found Iron Rod
- F.I.P Found Iron Pipe
- R/W Right of Way
- N&D Nail & Disk
- D.E Drainage Easement
- U.E Utility Easement
- FD Found
- P Plat
- O.H.U Overhead Utilities
- P.P Power Pole
- TX Transformer
- CATV Cable Riser
- CB Chord Bearing
- F.C.C Found Cross Cut
- F Field
- W.M Water Meter
- TEL Telephone Facilities
- Covered Area
- B.R Bearing Reference
- CH Chord
- RAD Radial
- A/C Air Conditioning
- B.M Bench Mark
- C Calculated
- Block Wall
- Central Angle/Delta
- D.B Deed Book
- D Description or Deed
- D.H Drill Hole
- D.W Driveway
- E Easement
- EL Elevation
- FF Finished Floor
- F.C.M Found Concrete Monument
- F.P.K Found Parker-Katon Nail
- L Length
- L.B Licensed Business
- L.A.E Limited Access Easement
- Line Break Not to Scale
- M.H Manhole
- O Found
- O.H.L Overhead Lines
- N.T.S Not to Scale
- O.R Official Records
- O.R.B Official Records Book
- P.C.P Permanent Control Point
- P.R.M Permanent Reference Monument
- P.G Page
- P.V.M.T Pavement
- E.O.P Edge of Pavement
- P.B Plat Book
- P.O.B Point of Beginning
- P.O.C Point of Commencement
- P.O.L Point on Line
- P.C Point of Curvature
- P.R.C Point of Reverse Curvature
- P.T Point of Tangency
- R Radius (Radial)
- R.O.E Roof Overhang Easement
- S.I.R Set Iron Rod & Cap
- S.W Sidewalk
- T.O.B Top of Bank
- TYP Typical
- W.C Witness Corner
- 10.05 Existing Elevation
- E.O.W Edge of Water
- P.C.C Point of Compound Curve
- PI Point of Intersection
- T.B.M Temporary Bench Mark

GENERAL NOTES

- Legal description provided by others.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat.
- Underground portions of footings, foundations or other improvements were not located.
- Wall ties are to the face of the wall.
- Only visible encroachments located.
- No identification found on property corners unless noted.
- Dimensions shown are plat and measured unless otherwise noted.
- Elevations if shown are based upon N.G.V.D. 1929 unless otherwise noted.
- Adjoining lots are within the same block, unless otherwise noted.
- This is a **BOUNDARY SURVEY** unless otherwise noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- FLOOD ZONE DETERMINATIONS ARE PROVIDED AS A COURTESY ONLY, AND ARE DERIVED FROM THE BEST SOURCES AVAILABLE TO THE SURVEYOR. THIS INFORMATION SHOULD NOT BE RELIED UPON FOR FLOOD INSURANCE PURPOSES, AND MAY DIFFER FROM INFORMATION PROVIDED BY OTHERS.
- Septic tank and/or drainfield locations are approximate and MUST be verified by appropriate utility location companies.
- Bearing basis shown per plat unless otherwise shown.
- Survey is for reference only unless signed and sealed by a Florida Registered Land Surveyor.
- All lines are not radial unless otherwise noted.
- Recertification does not indicate an update.

I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

L.B. 7132

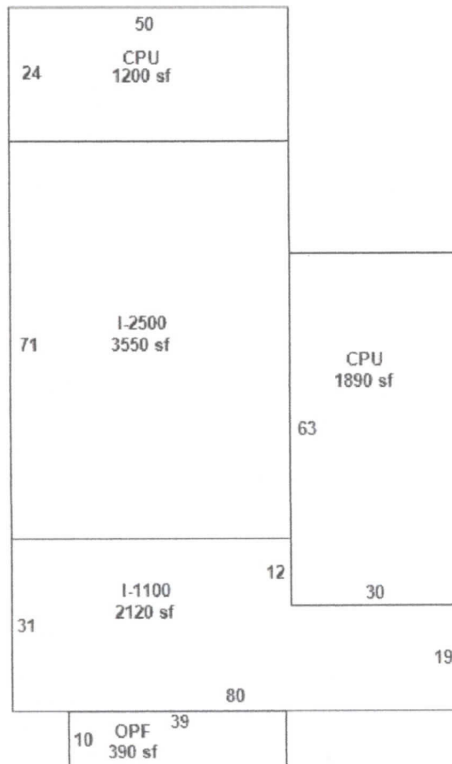
Ralph Swerdloff
Louis R. Ramirez

Registered Land Surveyor No. 3411
Professional Surveyor and Mapper No. 6304





2820305AS0A000030 01/30/2024

[Street View - View in New Window](#)




[Footprint Building 1, Page 1 - View in New Window](#)

Land Size
 0.87 Acres

Homestead Status
 No Homestead

AG Class
 NO Agriculture

Tax District
 Longwood

Zoning
 17-92

- [Details](#)
 - [Value Summary](#)
 - [Land](#)
 - [Building](#)
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 - [Other Features](#)
 - [Taxes](#)
 - [Sales](#)
- [Area Information](#)
 - [Value History](#)

#	Use	Constru...	Year Built	Floors	Base Area	Total Area	Replace...	Assessed
> 1	STEEL/P...	METAL ...	1967/20...	1	5,670		\$356,303	\$240,505
> 2	WOOD ...	WOOD ...	1967/20...	1	2,346		\$144,401	\$103,247

Use the caret (>) to expand the building to display Building Sub-Areas

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