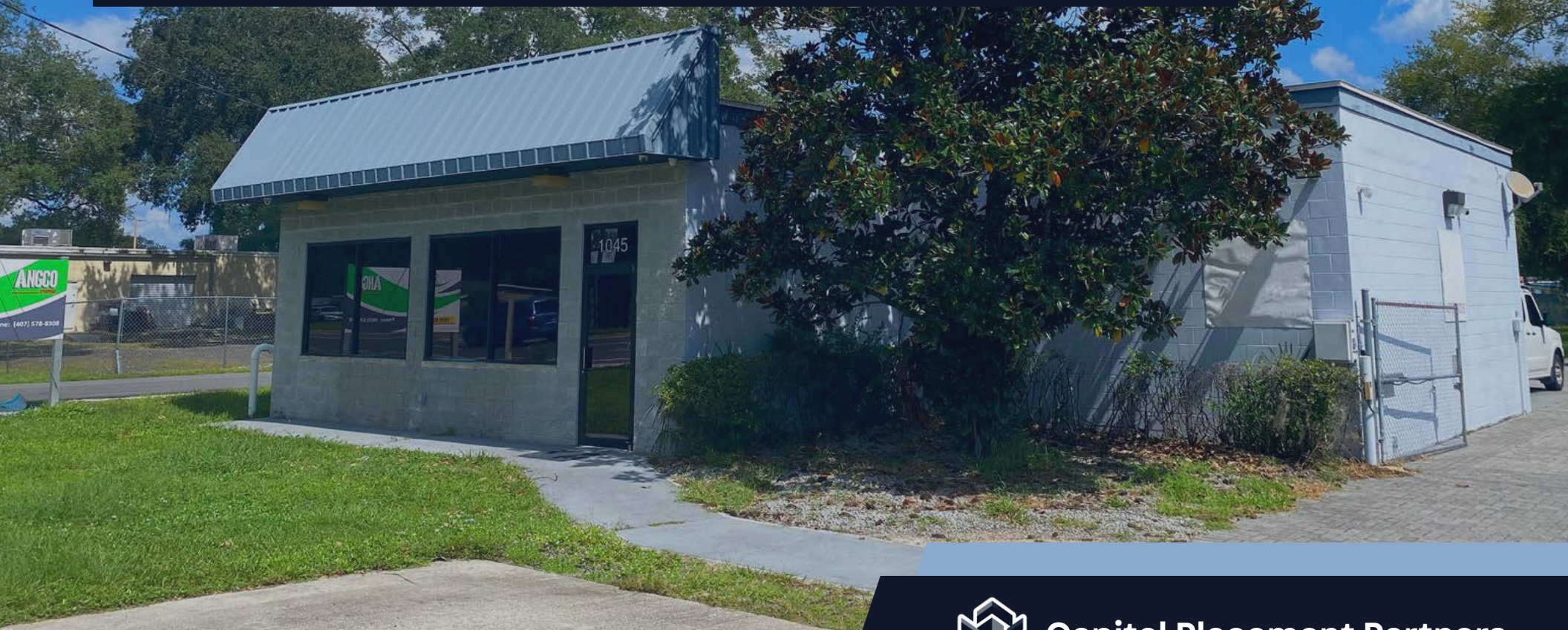


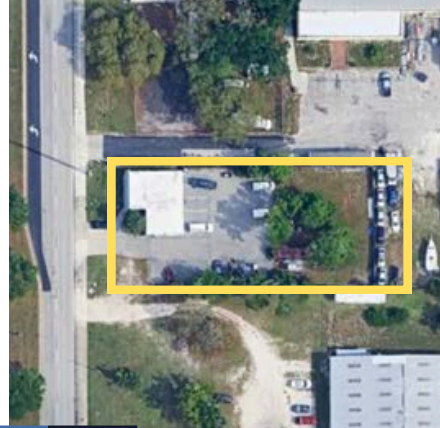
FOR SALE

1045 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750



Capital Placement Partners

UNPRECEDENTED
LOCATION WITH
FRONTAGE
FOR SALE



THE 1045 BUILDING

@ Ronald Reagan Boulevard

1045 N. Ronald Reagan Blvd.
Longwood, Florida 32750

FOR SALE: \$693,000

1	1,980±	0.59±	1979	2
BUILDING	SQUARE FEET	ACRES	BUILT	OVERHEAD DOORS

Now for sale, a custom-built, highly visible ±1,980-square-foot building in Longwood, ideal for a small business or satellite location, on a ±0.59-acre lot with frontage.

Built in 1979, it includes 900± SF of office space (including a front desk reception), and 1,080± SF of warehouse space with two (2) overhead doors at the rear.

The property offers prime visibility on Ronald Reagan Boulevard and exposure to nearly 12,000 vehicles daily, ideal for retail, office or industrial/flex businesses.



Concrete Block Construction



Grade-Level (2 Doors)



13'± Building Height



0.2± Acres of Open Yard



Fenced 12± Parking Spots



Streetside Signage Available



Highly Visible to 11,900± Cars Passing Daily



0.8 miles from Longwood Sunrail Station



Easy Access to Major Highways (I-4; SR-434; Hwy. 17-92)



Front Desk Reception



Capital Placement Partners

Thevin Campton, CCIM
Mobile +1 (720) 731-8350
thevin@cpprealty.com

PROPERTY CHARACTERISTICS

Address **1045 N. Ronald Reagan Blvd.
Longwood, FL 32750**

Building SF **1,980± SF**

Year of Construction **1979/1990**

Parking **12± Spots**

Total Acreage **0.59± acres (with yard)**

Approximate Yard Size **0.2± acres**

Zoning **Neighborhood Commercial (NC)**

Permitted Uses **Contact Broker for Complete List**

INTERIOR & EXTERIOR CONSTRUCTION

Foundation **Reinforced Concrete**

Building Construction **Masonry w/ Concrete Block**

Floors **Finished (Office)**

Interior Walls **Painted Drywall or Block**

Restrooms **2 (office & warehouse)**

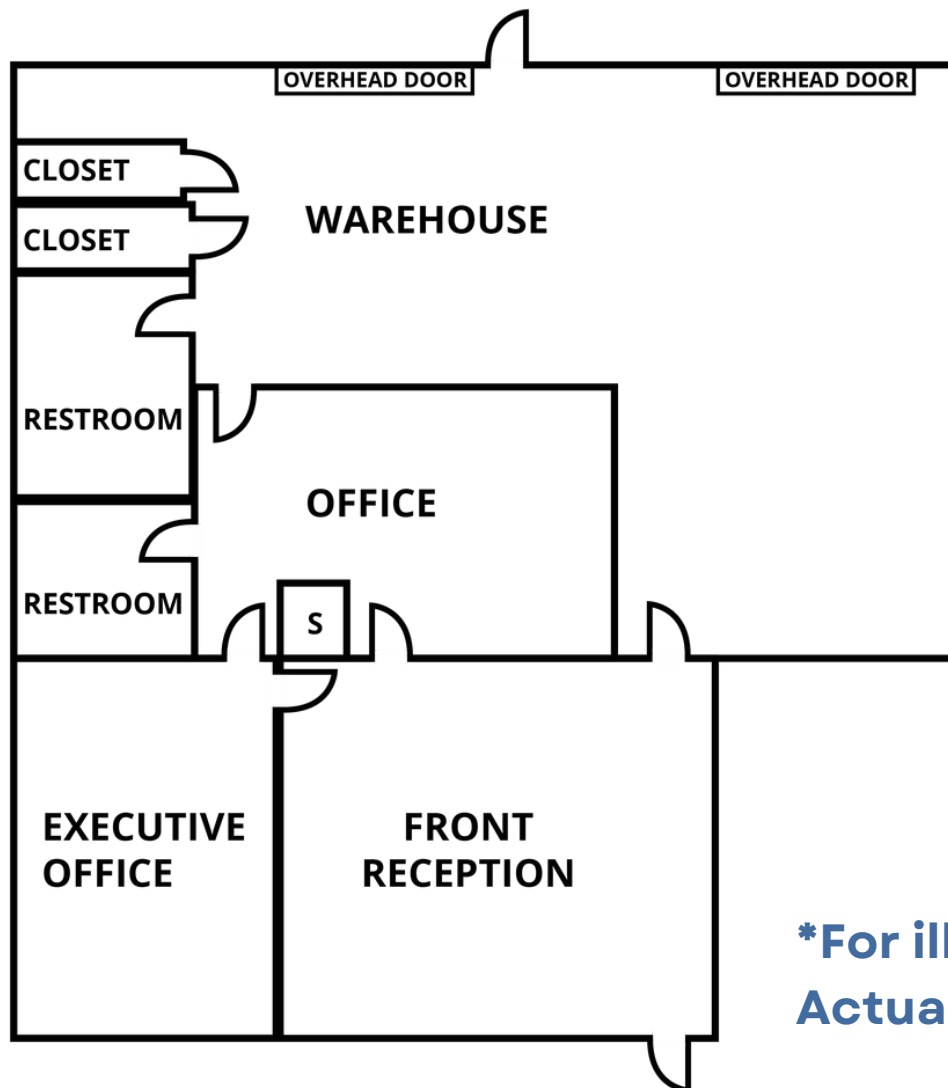
Overhead Doors **Two (2) grade-level doors**

Door Sizing **Approx. 10' by 10'**

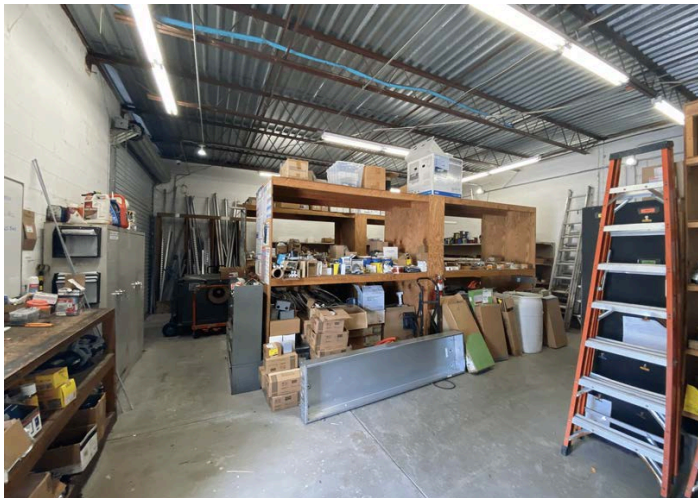
Building Height **Approx. 13-ft.**



EXISTING FLOOR PLAN*



***For illustrative purposes only.
Actual dimensions may vary.**



SURROUNDING AREA





The information contained in this brochure is provided for general purposes only and is not guaranteed for accuracy. All buyers are advised to independently verify all details and assume full responsibility for confirming the information presented.



Capital Placement Partners, LLC

Thevin Campton , CCIM

Principal Broker

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