



AVAILABLE FOR FOR SALE OR LEASE

531 S SR 434

ALTAMONTE SPRINGS, FL 32714

Prime Mixed Use Flex Building | 6,990 SF

**STREAM**



HIGHLIGHTS:

Owner/User Opportunities

Building Size: 6,990 sf

Office: 2,990 sf

Warehouse: 3,000 sf

Land Size: 1,56 ac

Two floors with separate entrances

Warehouse with 12' roll-up door

Pylon, monument and building signage

Perfect for owner/user looking for Warehouse and Office together.

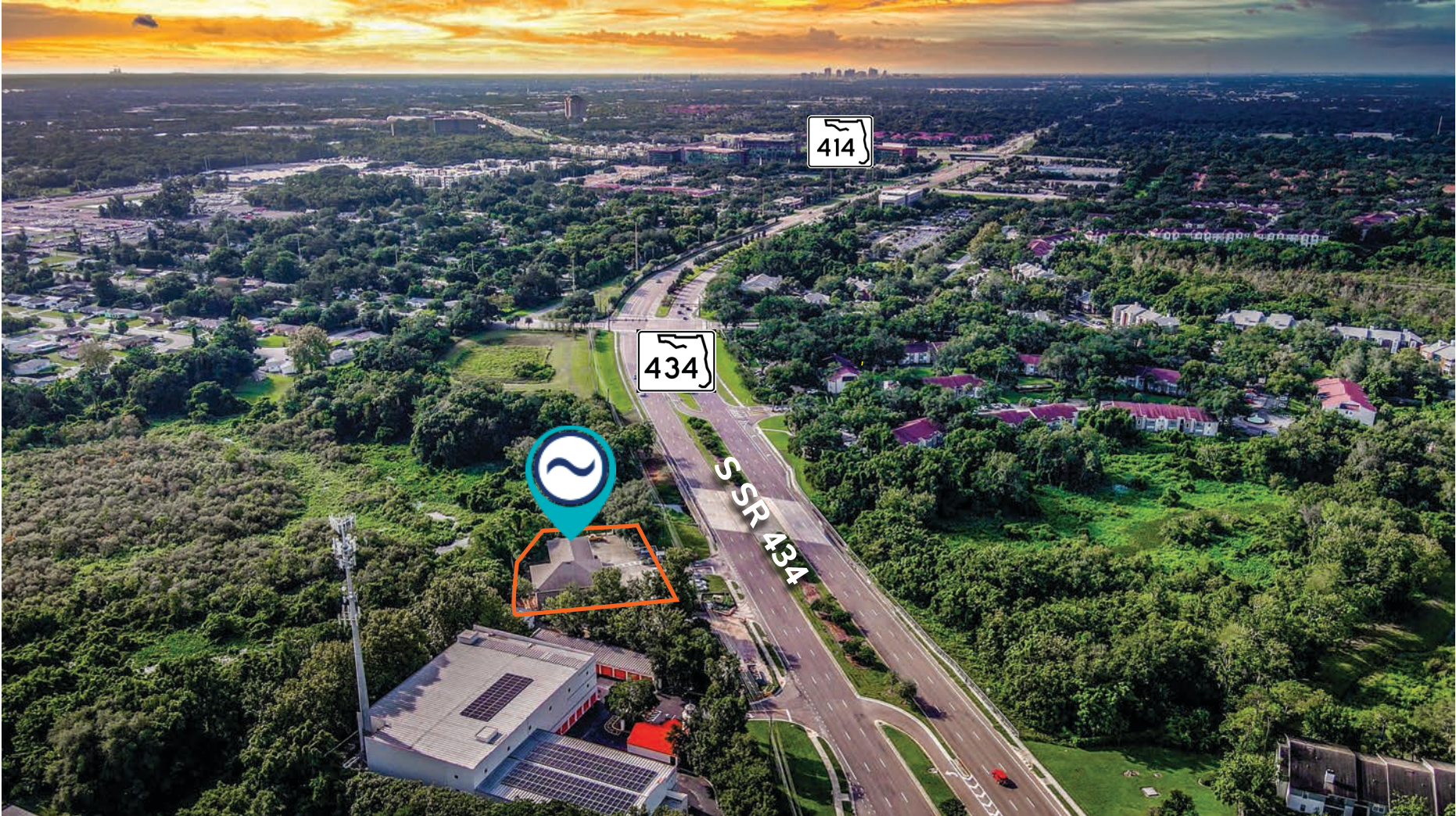


Versatile Owner/User Opportunities

Prime Mixed-Use Commercial Building in Altamonte Springs! Located directly on State Road 434, this property offers exceptional visibility for your business. Perfect for owner operators or leasing opportunities, with separate entrances for first and second-floor offices. Each floor features conference rooms, kitchen areas, and bathrooms. The first floor includes a

reception area and large conference room with versatile office spaces. Upstairs, discover additional offices and facilities. The warehouse space boasts high ceilings and a partial second level. Enjoy 25 parking spaces, mature landscaping, and a spacious back deck for outdoor breaks or events. Don't miss this opportunity.

Location Aerial



Property Aerial



Full Site | 1.65 AC

Property Exteriors



FRONT LEFT ELEVATION



GROUND-LEVEL BAY



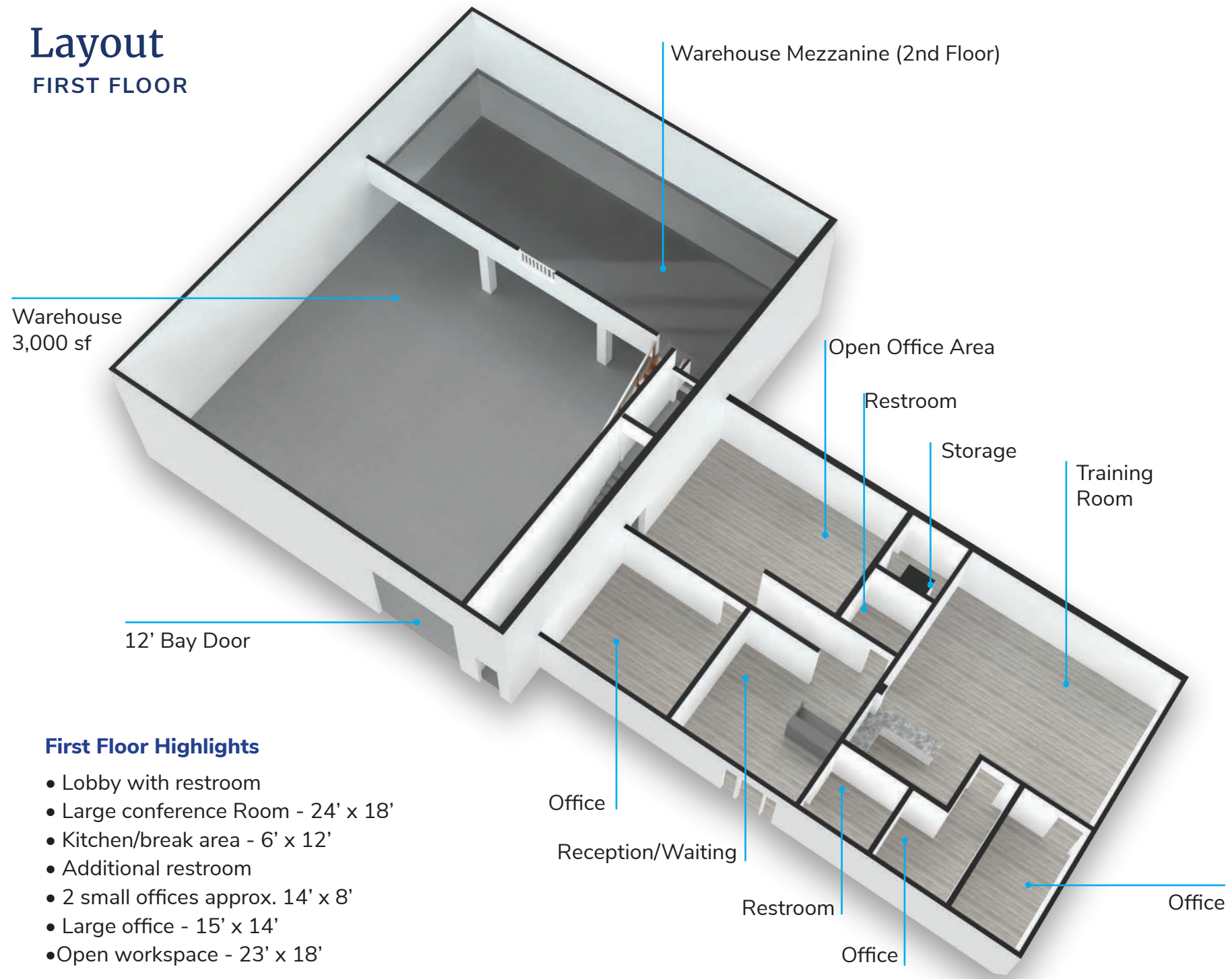
BACK DECK



BACK LEFT

Layout

FIRST FLOOR



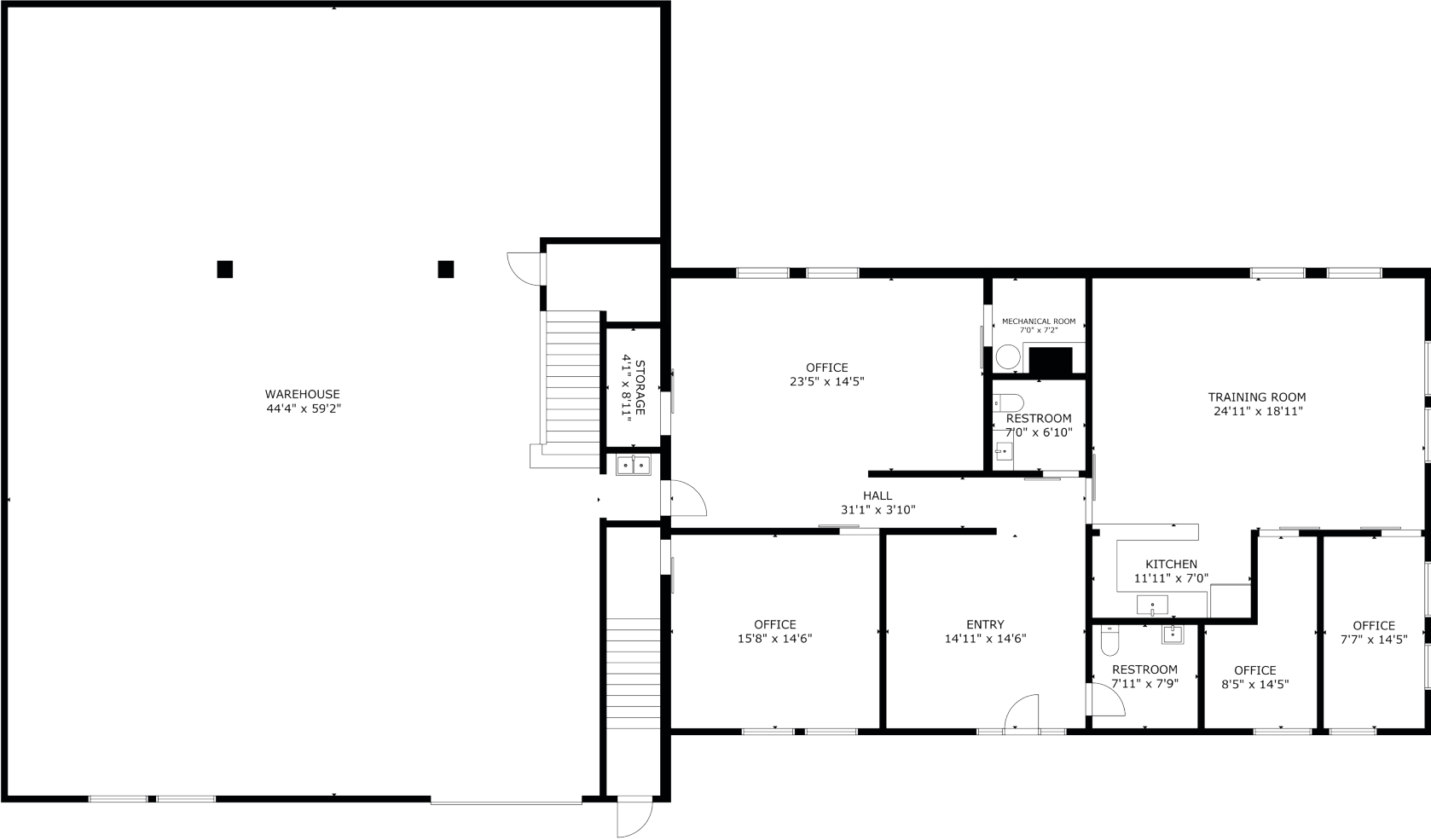
First Floor Highlights

- Lobby with restroom
- Large conference Room - 24' x 18'
- Kitchen/break area - 6' x 12'
- Additional restroom
- 2 small offices approx. 14' x 8'
- Large office - 15' x 14'
- Open workspace - 23' x 18'



Floor Plan

FIRST FLOOR



Interior Photos

FIRST FLOOR



RECEPTION



TRAINING



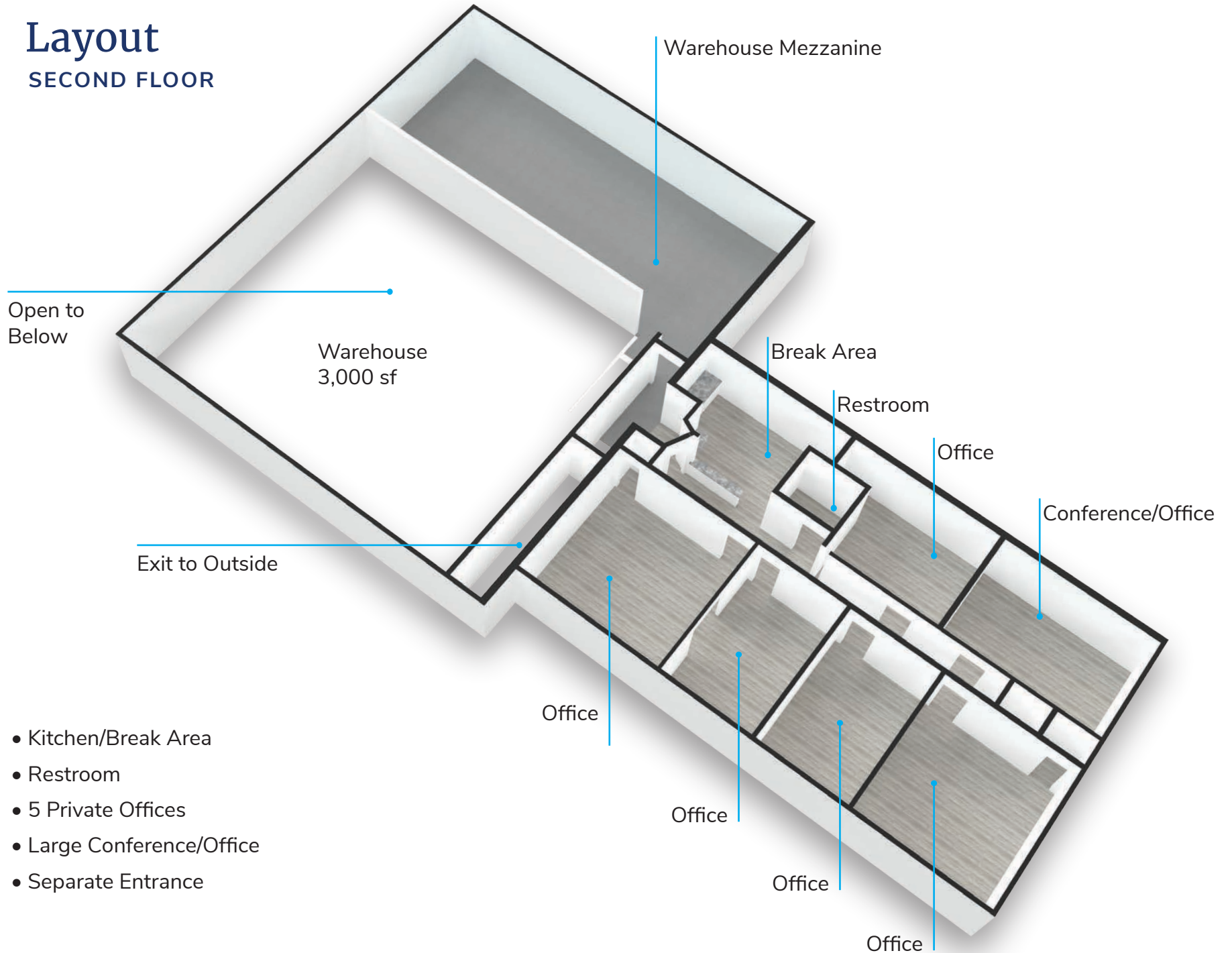
OPEN OFFICE



WAREHOUSE

Layout

SECOND FLOOR

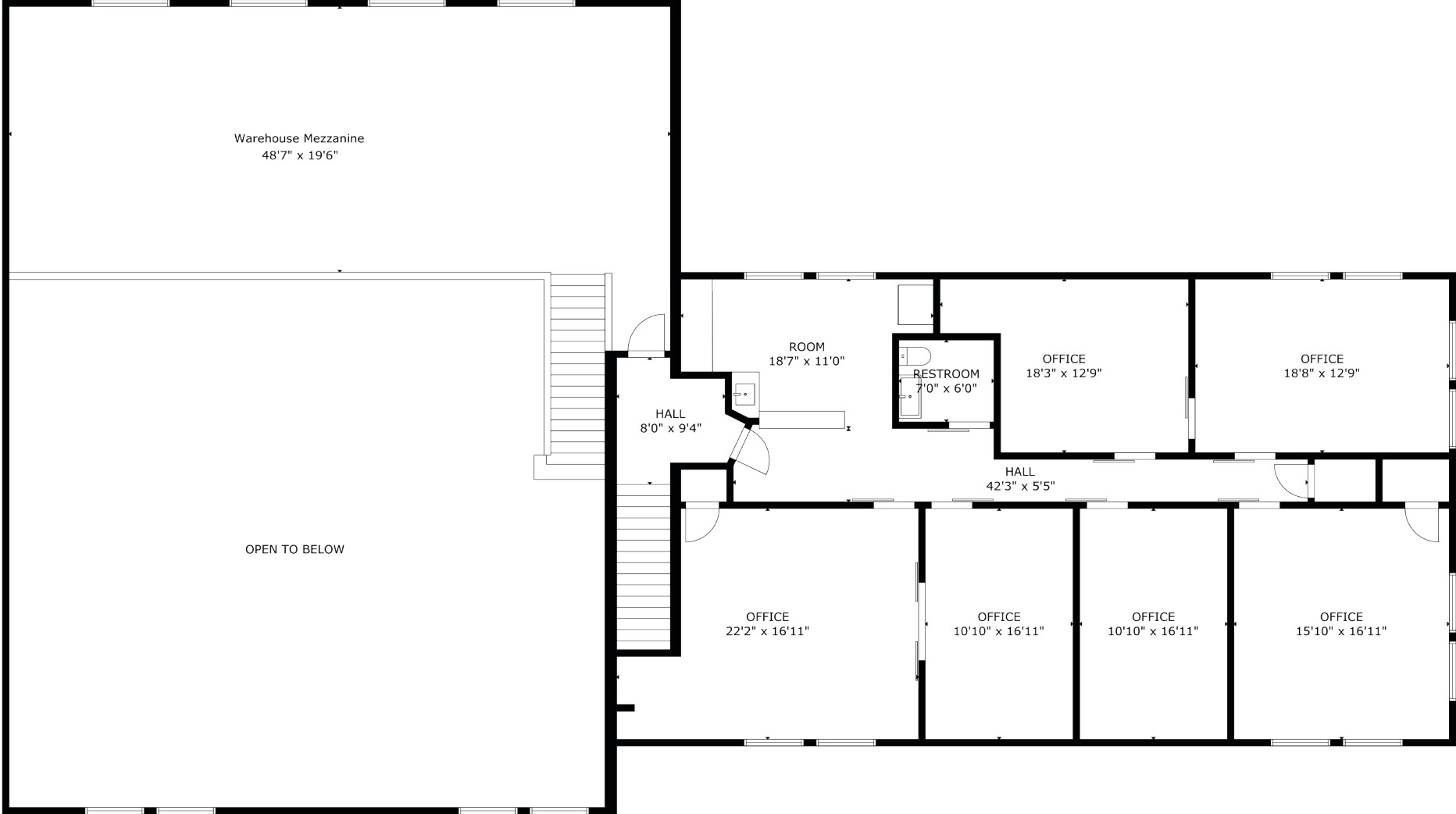


- Kitchen/Break Area
- Restroom
- 5 Private Offices
- Large Conference/Office
- Separate Entrance



Floor Plan

SECOND FLOOR



Interior Photos

SECOND FLOOR



BREAK AREA



OFFICE



BREAK



EXIT STAIRWAY WITH LIFT



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