

FOR SALE
STRONG TENANT

7%
CAP RATE





TENANT

Meet Your Orlando Area Growing Team of Cardiovascular Physicians

Comprised of 27 of the area's leading cardiovascular specialists, we represent one of the most skilled and experienced cardiovascular care teams in the nation.



Illena Antonetti, MD

General Cardiology

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David Bello, MD

Cardiac Electrophysiology

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Jorge A. Cusco, MD

General Cardiology

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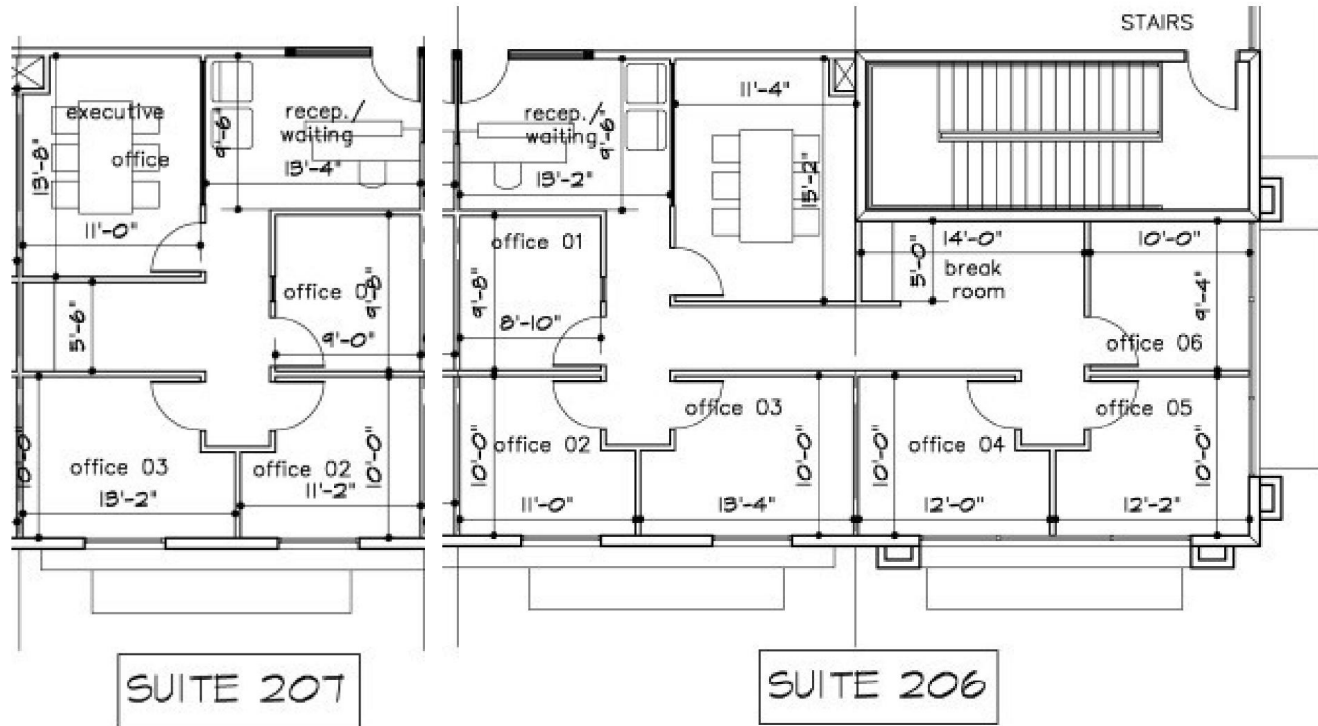


Chandresh Duggal, MD

Interventional Cardiology

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PLANS



FINANCIAL DATA

1711 Amazing Way, Ocoee, FL 34761

Unit 206	1,612 gross square feet			
	Monthly	Yearly	Sale Price	Cap Rate
Base Rent	\$4,701.67	\$56,420.04	\$806,000	7.00%
CAM	\$725.07	\$8,700.84		
Prop. Tax	\$1,148.66	\$13,783.92		
Sales Tax @ 6.5%	\$394.52	\$4,734.24		
Unit 207	957 gross square feet			
	Monthly	Yearly	Sale Price	Cap Rate
Base Rent	\$2,791.25	\$33,495.00	\$478,500	7.00%
CAM	\$430.46	\$5,165.52		
Prop. Tax	\$681.92	\$8,183.04		
Sales Tax @ 6.5%	\$234.22	\$2,810.64		

*New 3 year lease agreement with 3% annual increase with 1 , 3 year renewal option.

CONTACT US

INSPIRATION



321.206.5262



INSPIRATIONFLORIDA.COM

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