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326 N MILLS AVENUE ORLANDO, 32803

County: Orange	Status: Active
Subdiv: EOLA PARK HEIGHTS	List Price: \$16,000
Beds:	Year Built: 1993
Baths:	Special Sale:
Pool: None	ADOM: 7
Style: Office	CDOM: 7
Const Status:	Proj Comp Date:
Acreage: 1/2 to less than 1	Pets:
Minimum Lease Period:	SqFt Heated: 6,706
Garage: Attch: Spcs: Carport: Spcs:	Total SF: 6,836
Garage/Carport: 6 to 12 Spaces	LP/SqFt: \$2.38
Location: Corner Lot	

Adjacent to Advent Health Pulmonary Medical facility , 326 N Mills Avenue is situated in a Prime Medical and Business district area with a Colonial -Style Red Brick Exterior with Dormer Windows and exceptional curb appeal, with a frontage of 80 feet to North Mills Avenue.6824 square feet, features 2 reception areas, 5 private offices, multiple open workstations, full service Kitchen, 4 restrooms, a Stylish Business Conference Room, electrical and computer monitor room, 2 file rooms. The lease is a (NNN) Triple Net for five years to a minimum of three years .

Land, Site, and Tax Information

SE/TP/RG: 25/22/29	Zoning: O-1/T	Section #:	Floor Number:
Subd #:	Future Land Use:	Block/Parcel: E	CDD:
Tax ID: 25-22-29-2508-05-100	Zoning Compatible:	Front Exposure:	Annual CDD Fee:
Taxes: \$100,887	Tax Year: 2024	Lot #: 9	Land Lease Fee:
Auction:	Auction Type:	Other Exemptions:	Plat Book/Page: H-33
Auction Firm/Website:	Property Access:	Additional Parcels: No	
Homestead:	Buyers Premium:	Ownership:	
Alt Key/Folio: 25-22-29-2508-05-100	Complex/Community Name:		
Lot Dimensions:	Lot Size Acres: 0.81	Lot Size (SF): 34,442	Flood Zone Code: X
Water Frontage:		Waterfront Feet: 0	
Legal Description: EOLA PARK HEIGHTS H/33 LOTS 9 THROUGH 16BLK E			

Interior Information

Air Conditioning: Central Air	Flooring Covering: Carpet, Linoleum
Heating and Fuel: Central	Security Features:
Fireplace:	SqFt Heated Source: Public Records
Utilities: Electricity Available, Water Connected	
Sewer: Public Sewer	Water: Public
Interior Features:	
Appliances Included: Refrigerator	

Exterior Information

Exterior Construction: Brick, Other	Description:
Roof: Shingle	Garage Dimensions:

Community Information

Realtor Information

List Agent: Alain Hart	Agent ID: 261072326	Agent Direct: 407-622-2122
E-mail: alainhart0@gmail.com	Agent Fax: 407-833-9235	Agent 2 Phone:
Office: CHARLES RUTENBERG REALTY ORLANDO	Office ID: 50096	Agent Cell: 407-340-4165
Office Fax: 407-644-2032	Original Price: \$16,000	Office Phone: 407-622-2122
Team Name:	Price Change:	Call Center #: 4073404165
On Market Date: 02/07/2026	Previous Price:	LP/SqFt: \$2.38
Owner: CF PULMONARY REAL ESTATE LLC	Owner Phone:	Listing Type:: Exclusive Right To Lease
Spec List Type: Exclusive Right To Lease		
Showing Instructions: Appointment Only		
Driving Directions: Exit I-4 on Colonial. make a right to Mills Avenue. make Left on E Livingston street, first building on the left.		
Realtor Remarks: The lease is a (NNN) Triple Net for five years to a minimum of three years .		