

**O6380638****326 N MILLS AVENUE ORLANDO, 32803**

**County:** Orange  
**Subdiv:** EOLA PARK HEIGHTS  
**Beds:**  
**Baths:**  
**Pool:** None  
**Style:** Office  
**Const Status:**  
**Acreage:** 1/2 to less than 1  
**Minimum Lease Period:**  
**Garage:** Attach: Spcs: Carport: Spcs:  
**Garage/Carport:** 6 to 12 Spaces  
**Location:** Corner Lot

**Status:** Active  
**List Price:** \$16,000  
**Year Built:** 1993  
**Special Sale:**  
**ADOM:** 7  
**CDOM:** 7  
**Proj Comp Date:**  
**Pets:**  
**SqFt Heated:** 6,706  
**Total SF:** 6,836  
**LP/SqFt:** \$2.38

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

**Interior Information**

**Air Conditioning:** Central Air  
**Heating and Fuel:** Central  
**Fireplace:**  
**Utilities:** Electricity Available, Water Connected  
**Sewer:** Public Sewer  
**Interior Features:**

**Appliances Included:** Refrigerator

**Flooring Covering:** Carpet, Linoleum  
**Security Features:**  
**SqFt Heated Source:** Public Records

**Water:** Public

**Exterior Information**

**Exterior Construction:** Brick, Other  
**Roof:** Shingle

**Description:**  
**Garage Dimensions:**

**Community Information****Realtor Information**

**List Agent:** Alain Hart  
**E-mail:** alainhart0@gmail.com  
**Office:** CHARLES RUTENBERG REALTY ORLANDO  
**Office Fax:** 407-644-2032  
**Team Name:**  
**On Market Date:** 02/07/2026  
**Owner:** CF PULMONARY REAL ESTATE LLC  
**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.

**Agent Direct:** 407-622-2122  
**Agent 2 Phone:**  
**Agent Cell:** 407-340-4165  
**Office Phone:** 407-622-2122  
**Call Center #:** 4073404165  
**LP/SqFt:** \$2.38  
**Listing Type:** Exclusive Right To Lease