FORMER NAPA AUTO PARTS BUILDING -PERFECT FOR USER OR INVESTOR! 5307 E. COLONIAL DRIVE • ORLANDO, FL 32807



SALE/LEASE

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LEASE PRICE	\$15.00 NNN
BUILDING SIZE	10,916 RSF
VACANT SUITE	5,901 RSF
ZONING	C-2
LAND SIZE	0.44 ACRES
PARKING	4/1000
SIGNAGE	MONUMENT/
	BUILDING

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This former NAPA Auto Parts Box is located on the highly traveled East Colonial Rd. This duel Tenant building has one VACANT suite making this an IDEAL property for an OWNER/USER or an INVESTOR. An Owner/User can use the current income on the property to offset their debt service which effectively makes the effective operating cost of the space \$10.09 NNN PSF when comparing to lease rates. This is a perfect way for a business to offest their operating cost and build equity. Alternatively, and investor with a Tenant in tow (or not) can buy this at our LOW ask rate and plug in a Tenant at \$15.00 NNN and instantly turn the property into an 8.36% CAP! Don't miss this opportunity!

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified ONTACTUS

Nicholas Fouraker CCIM Nick@4acre.com 407-601-1466

The Design of the second second second

Samuel Gaslin Sam@4acre.com 904-505-5282

5307 EAST COLONIAL DRIVE • ORLANDO, FL 32807









5307 East Colonial Drive - Traffic / Parking



5,901 ± SF

(All Measurements are Approximate)



