



# INVESTMENT OPPORTUNITY

1301 S. International Pkwy Condo  
Lake Mary, FL. 32746

- 2,787 +/- sqft office space
- Located in prestigious Lake Mary Professional Campus
- Leased through April 2029

FOR SALE

**\$975,000**

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal.

**DOVER**  
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# PROPERTY SUMMARY



## **1301 S. International Pkwy Condo Lake Mary, FL. 32746**

### Property Summary

Condo Sqft	2,787+/-
Price	\$975,000.00
Year Built	2005
Zoning	PUD
Parking Ratio	8/1000SF
Lease Rate	\$24.30/SF
Net Income	\$50,505.00

### Property Overview

Office space occupied with long term tenant. New lease was renewed for five (5), set to expire on April 2029, Modified Gross with a 4% annual increase. Cap 5.2% first year and projected to 6.4% on the fifth year.

### Location Overview

Prime location in Seminole County. Off Lake Mary Boulevard and International Parkway surrounded by residential and retail, grocery stores, businesses, banking institutions, and restaurants. Visible from I-4 and a quick drive to 417 Greenway.

# LAKE MARY PROFESSIONAL CAMPUS

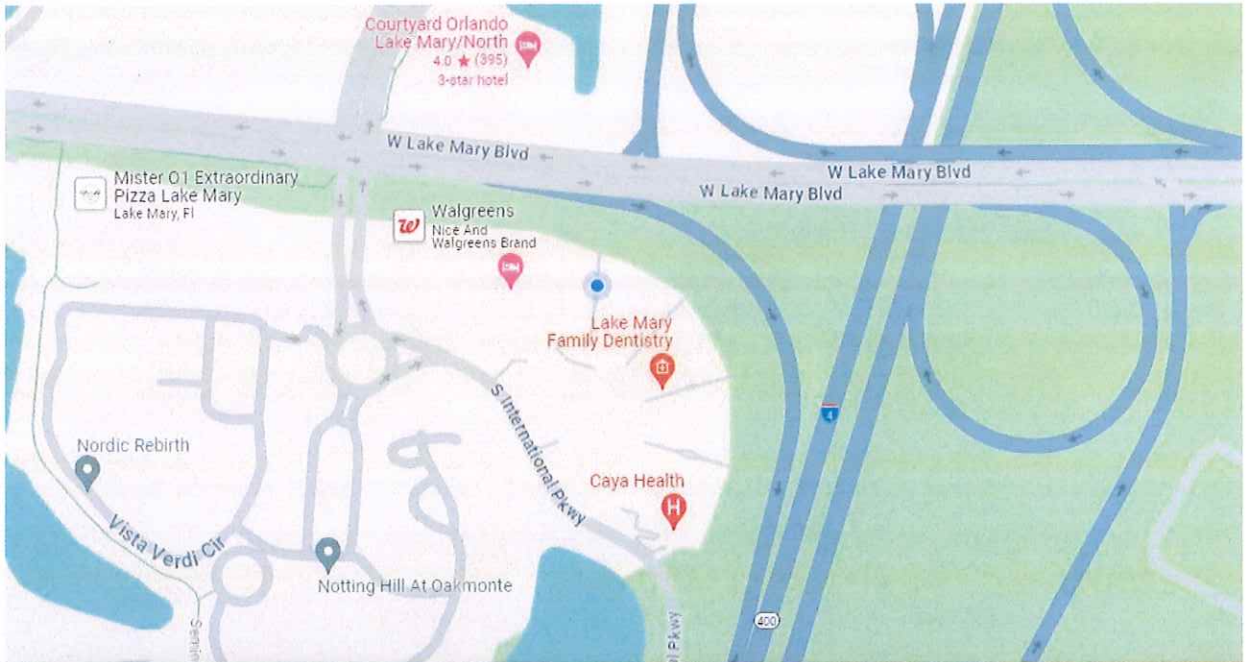


Heavy foot-traffic, an elevator, and stairwells on either side of the building.



Lots of parking both in front of and behind each building in the plaza.

# LOCATION MAPS



1301 S INTERNATIONAL PKWY - LAKE MARY, FL. 32746

# AERIAL MAP

