



FOR SALE



649 Nicolet Ave
Winter Park, Fl 32789

Industrial Warehouse with
Adjacent Office

\$3,500,000


STREAM



HIGHLIGHTS:

Prime Industrial/ Development Opportunity

0.66

ACRE LOT

1,054 SF

OFFICE SPACE

5,060 SF

WAREHOUSE SPACE

18 FT

CLEAR HEIGHT

4, Grade Level

BAY DOORS

C3

ZONING

NOTABLE FEATURES:

Updated LED
Lighting



The Asset

Discover a prime opportunity at 649 Nicolet Ave, where functionality meets flexibility in the heart of Winter Park. This 0.66-acre property features a blend of office and warehouse spaces. The warehouse offers easy access through four grade-level bay doors, making logistics a breeze. With its strategic location and versatile C3 zoning, this property is the perfect canvas for your business to thrive.

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Area Highlights



WINTER PARK VILLAGE
\$50 Mixed-Use
Redevelopment

LAKESIDE
Strip Center Anchored
by Trader Joes

CENTER OF WINTER PARK
Over 35 Retail
Shops & Restaurants

LAKESIDE CROSSING
Shops & Restaurants w/
Parking Garage

HOLLIEANNA SHOPPING
CENTER
Publix Anchored

AVERAGE DAILY TRAFFIC:
33,000/Day

PALM HILLS
Retail Center



Exterior/Interior Images





Aerial Images





Let's Connect

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