

For Sale

Ocoee Medical Building

3872 Old Winter Garden Road | Gotha, FL 34734



28,000± sf Owner|User|Investment Opportunity

Updated Pricing - \$11,900,000 (\$425/SF)

**AVISON
YOUNG**

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Introduction

Adjacent to **Orlando Health - Health Central Hospital**, this Owner/User/Investor Sale opportunity includes a 28,000± SF medical office building is ideal for a medical user looking for flexibility for expansion while receiving rental income in the interim or for tenants looking to lease approximately 3,000± SF up to 14,000± SF of medical office space. With an excellent location near Ocoee and Windermere, the property is easily accessible with close proximity to major thoroughfares such as S.R. 408, S.R. 429, the Florida Turnpike and Highway 50.

PROPERTY HIGHLIGHTS

EASY ACCESS TO S.R. 408, S.R. 429,
AND HIGHWAY 50

FRONTAGE ON OLD WINTER
GARDEN ROAD

ADJACENT TO ORLANDO HEALTH -
HEALTH CENTRAL HOSPITAL

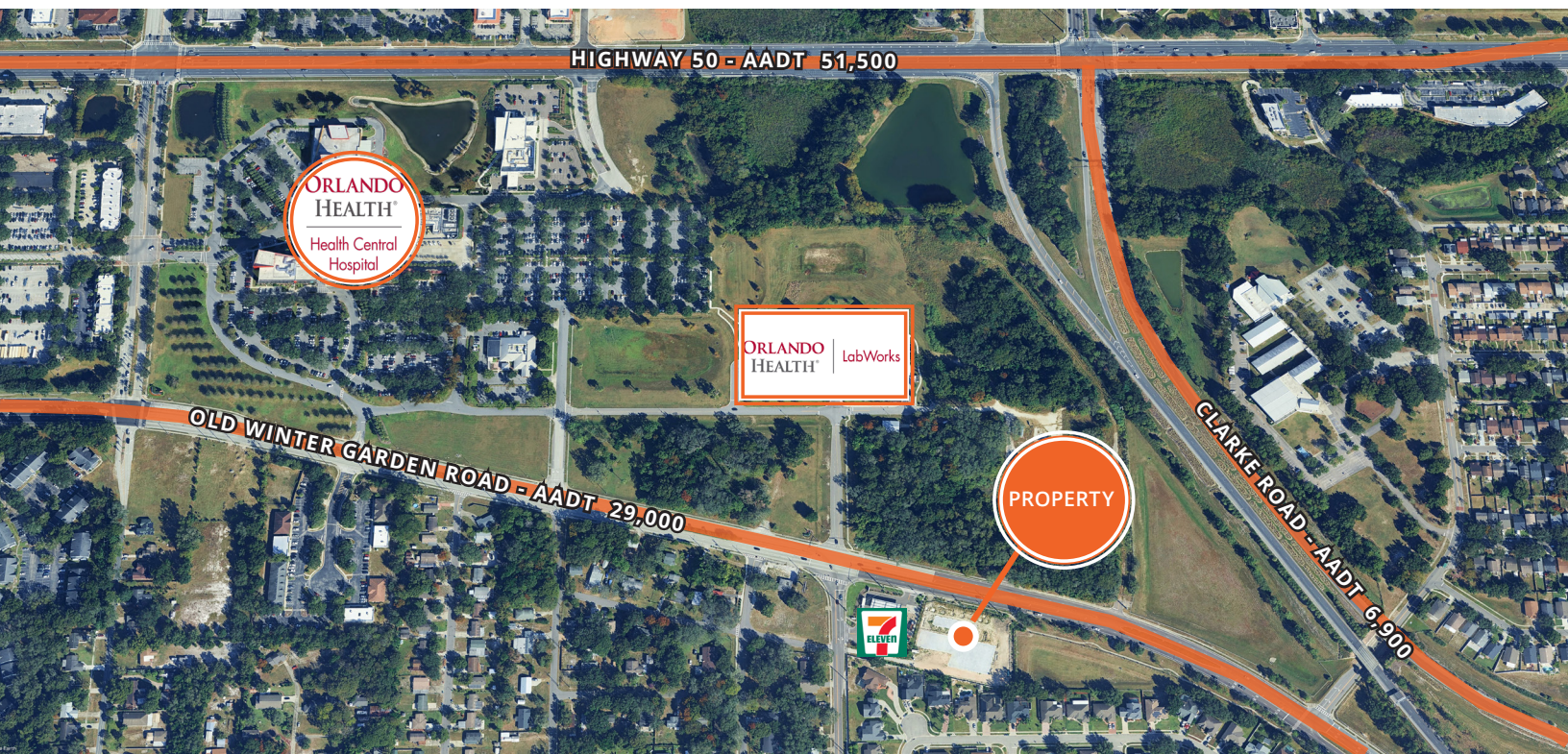
SUSTAINABILITY AND WELLNESS
CERTIFICATIONS

BUILDING SIGNAGE

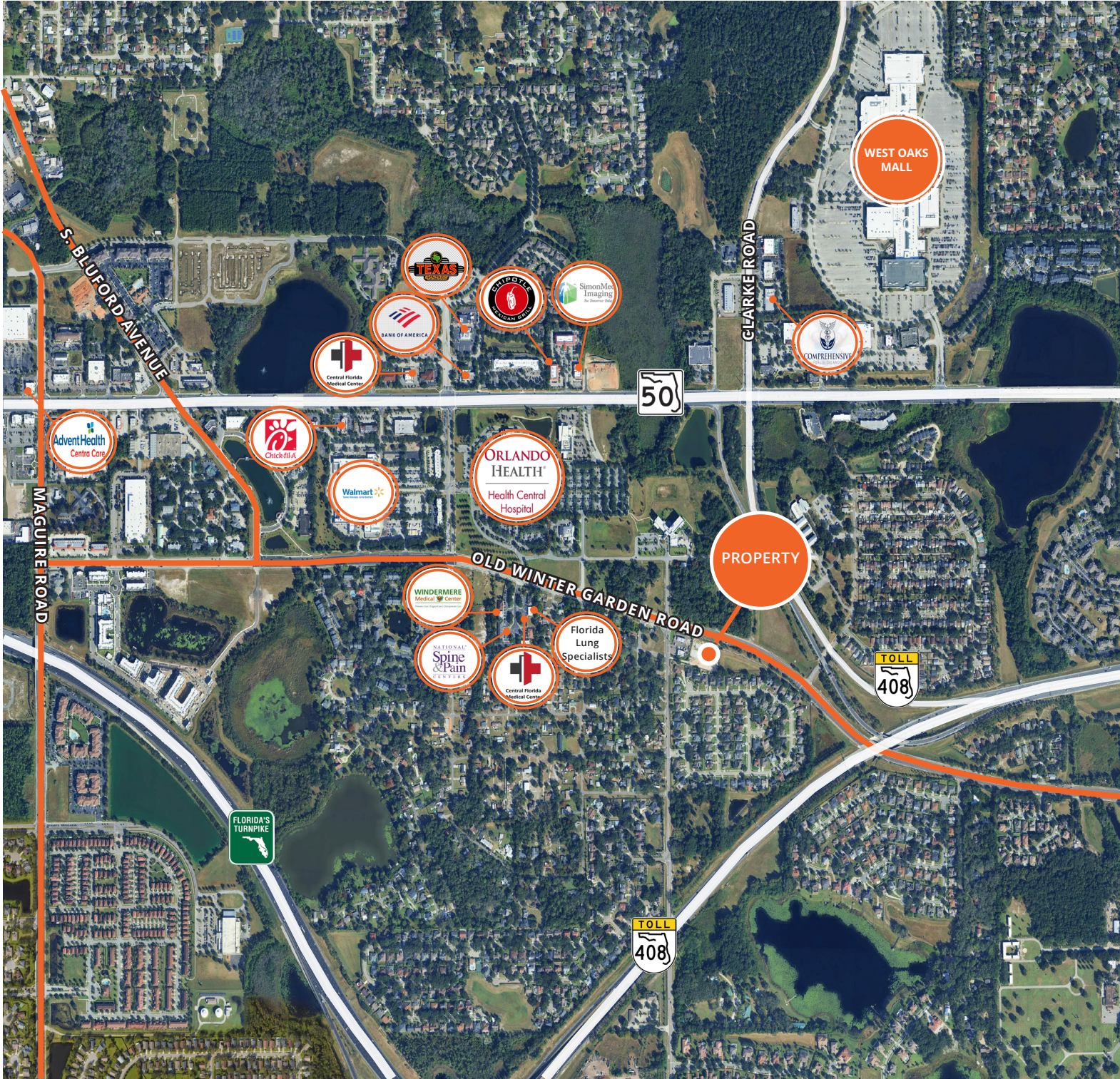
5/1,000 SF PARKING RATIO

NEAR OCOEE, WINTER GARDEN,
WINDERMERE COMMUNITIES

8,000± SF LEASED



Location Map

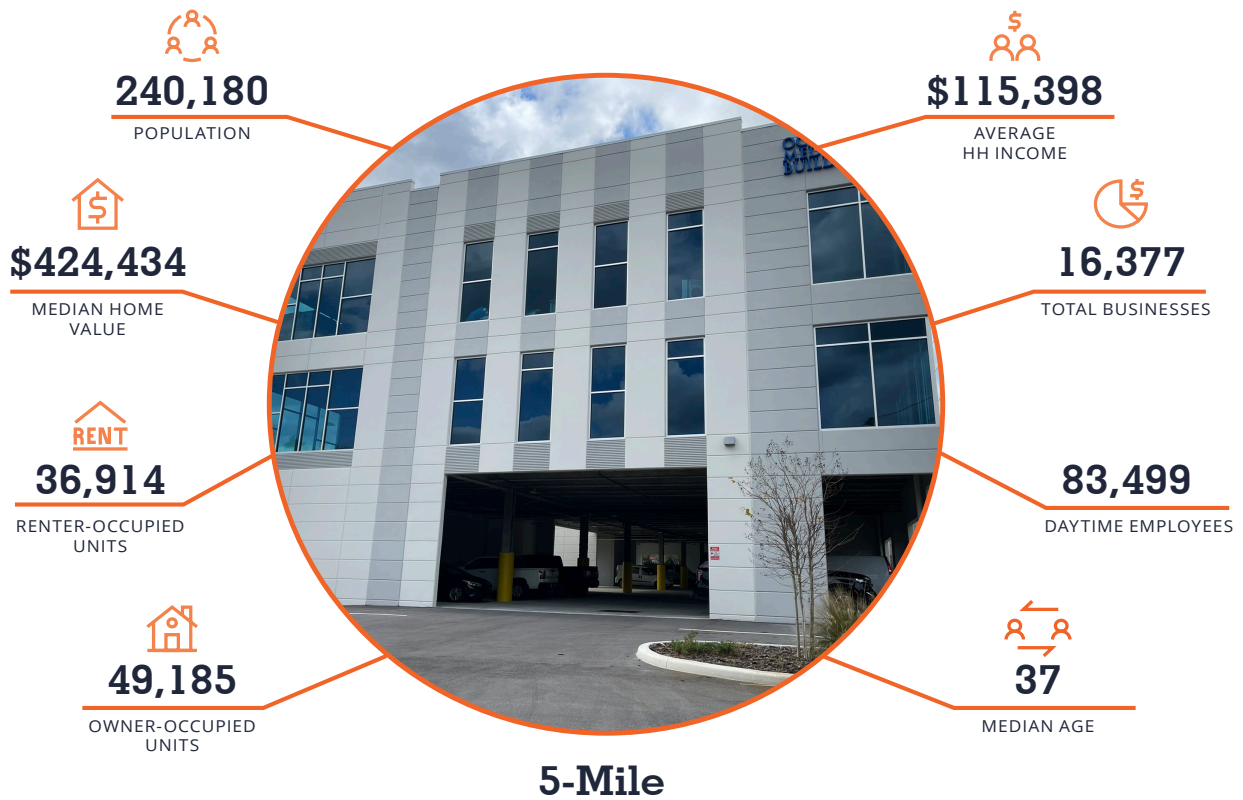


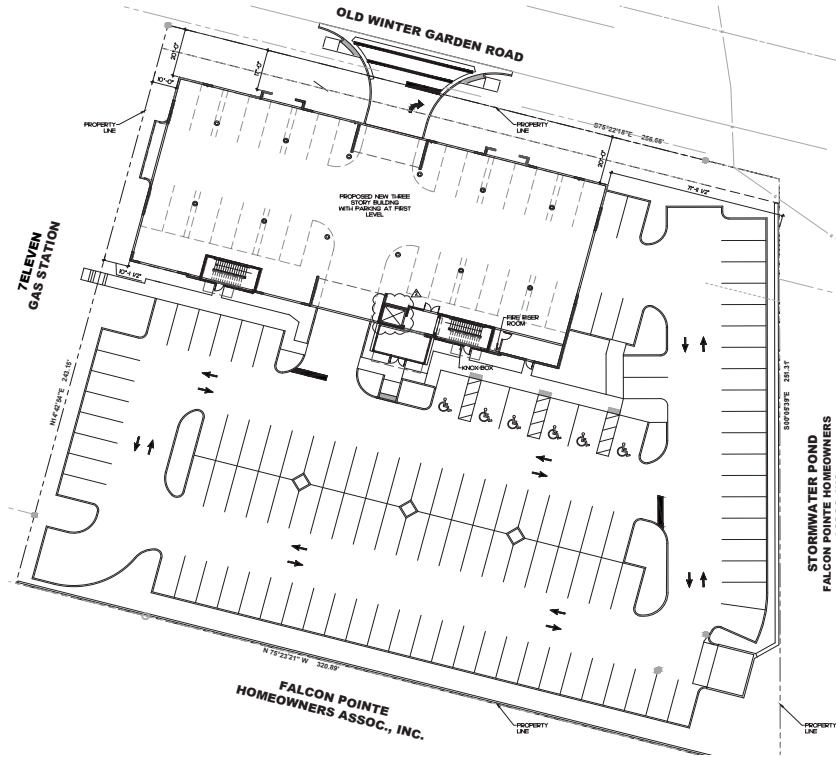
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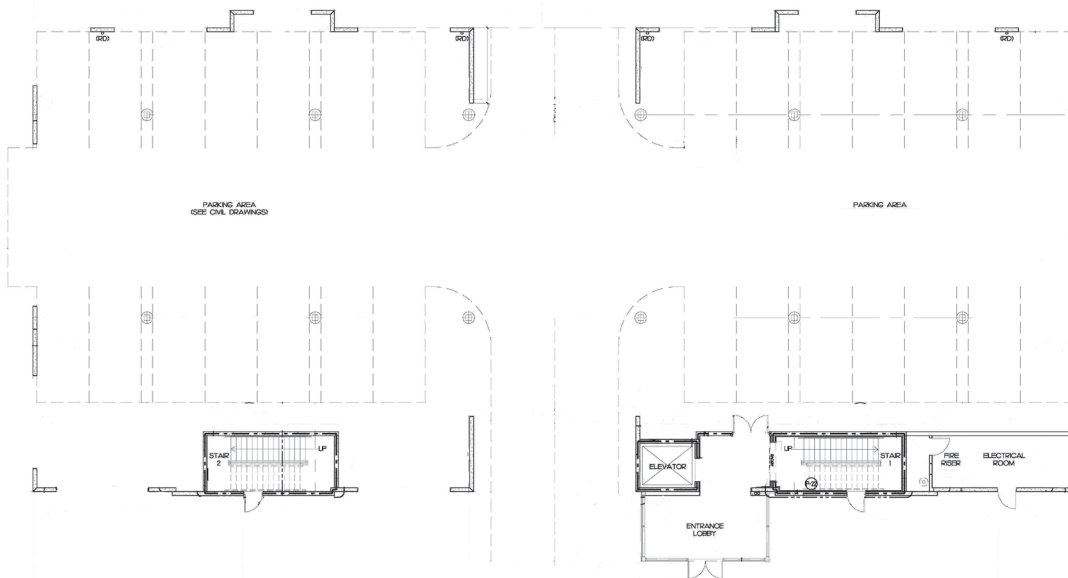
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Demographics

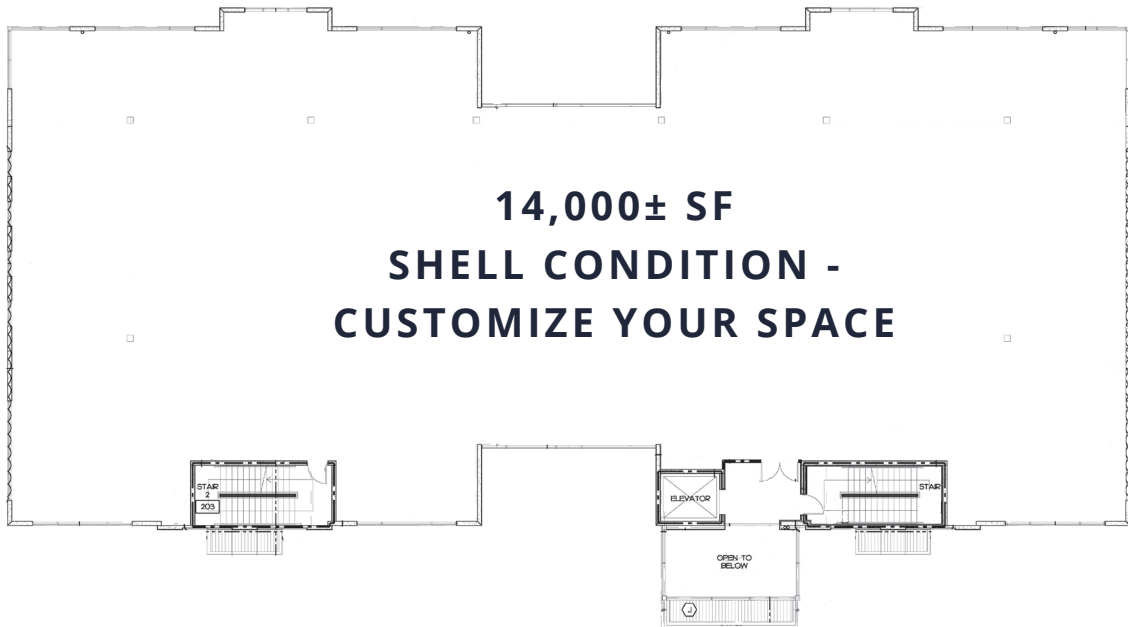




SITE PLAN

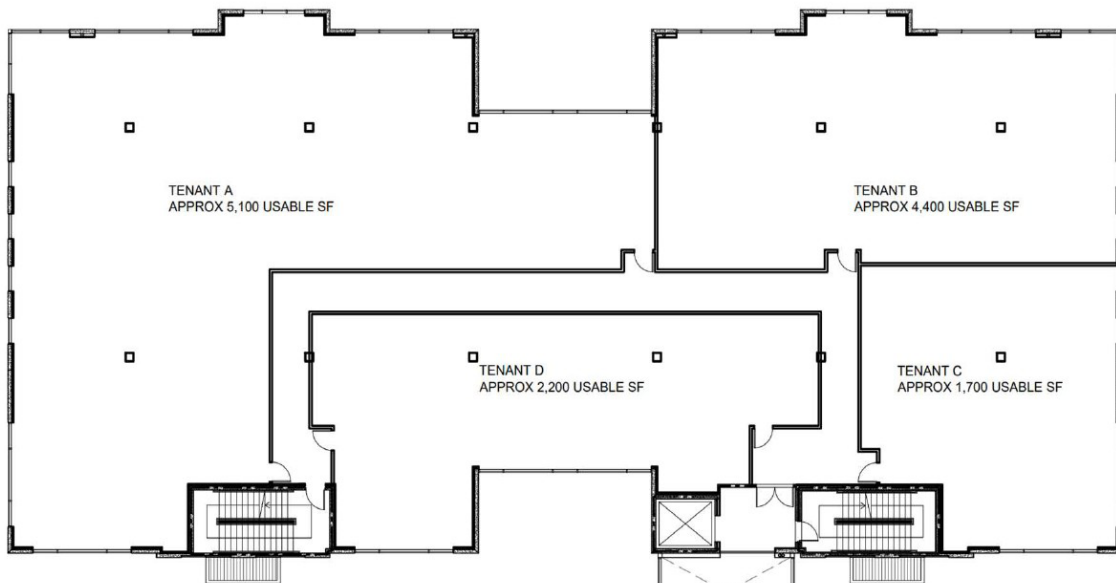


FIRST FLOOR - COVERED PARKING



14,000± SF
SHELL CONDITION -
CUSTOMIZE YOUR SPACE

CURRENT FLOOR LAYOUT



SAMPLE FLOOR LAYOUT
CAN BE CUSTOMIZED

