

WINTER SPRINGS WAREHOUSE

910 BELLE AVENUE STE 1160, WINTER SPRINGS, FL 32708



PROPERTY DESCRIPTION

Great opportunity for warehouse/office to house your growing business. Own your space rather than leasing. Investors as well don't miss the opportunity to own space that is in short supply and high in demand in a bustling market. Perfect set up for contractor, service company or distribution firm to own their location and control future expenses and invest in their future. 16' clear height, 12 x 12 roll up door, grease trap, 350 sf air-conditioned office and parking to meet the needs of your business. Additional unit Ste. 1180 also for sale.

PROPERTY HIGHLIGHTS

- 1,725 SF industrial building
- 1 unit, ideal for warehousing, distribution, or industrial
- 12x12 roll up door and 16' clear height ceiling
- Zoned CS for versatile commercial usage
- Prime location in the bustling Seminole County

OFFERING SUMMARY

| | |
|------------------|-----------|
| Sale Price: | \$370,875 |
| Number of Units: | 1 |
| Lot Size: | 1,725 SF |
| Building Size: | 1,725 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 234 | 1,269 | 5,241 |
| Total Population | 601 | 3,197 | 12,648 |
| Average HH Income | \$76,651 | \$82,528 | \$73,491 |



200 REALTY

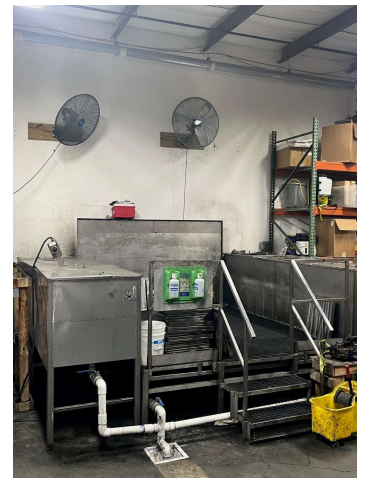
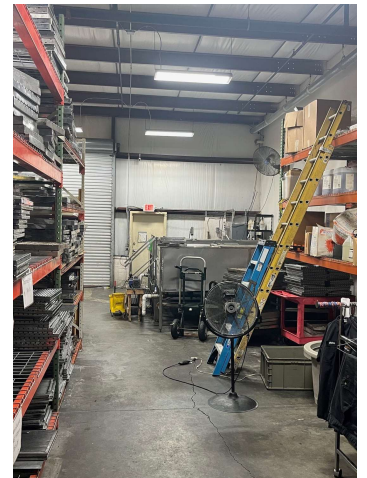
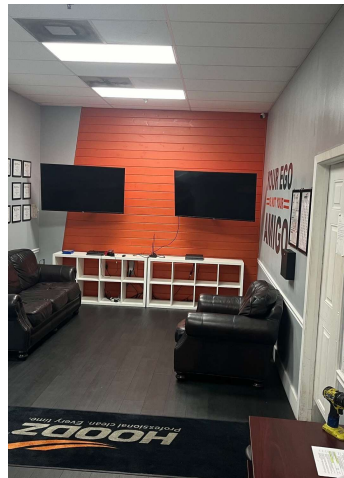
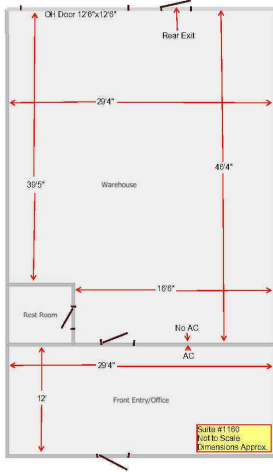
Each office independently owned and operated

954 S Orlando Ave, Winter Park, FL 32789 metroorlandoproperties.com

CHARLES RUDIS
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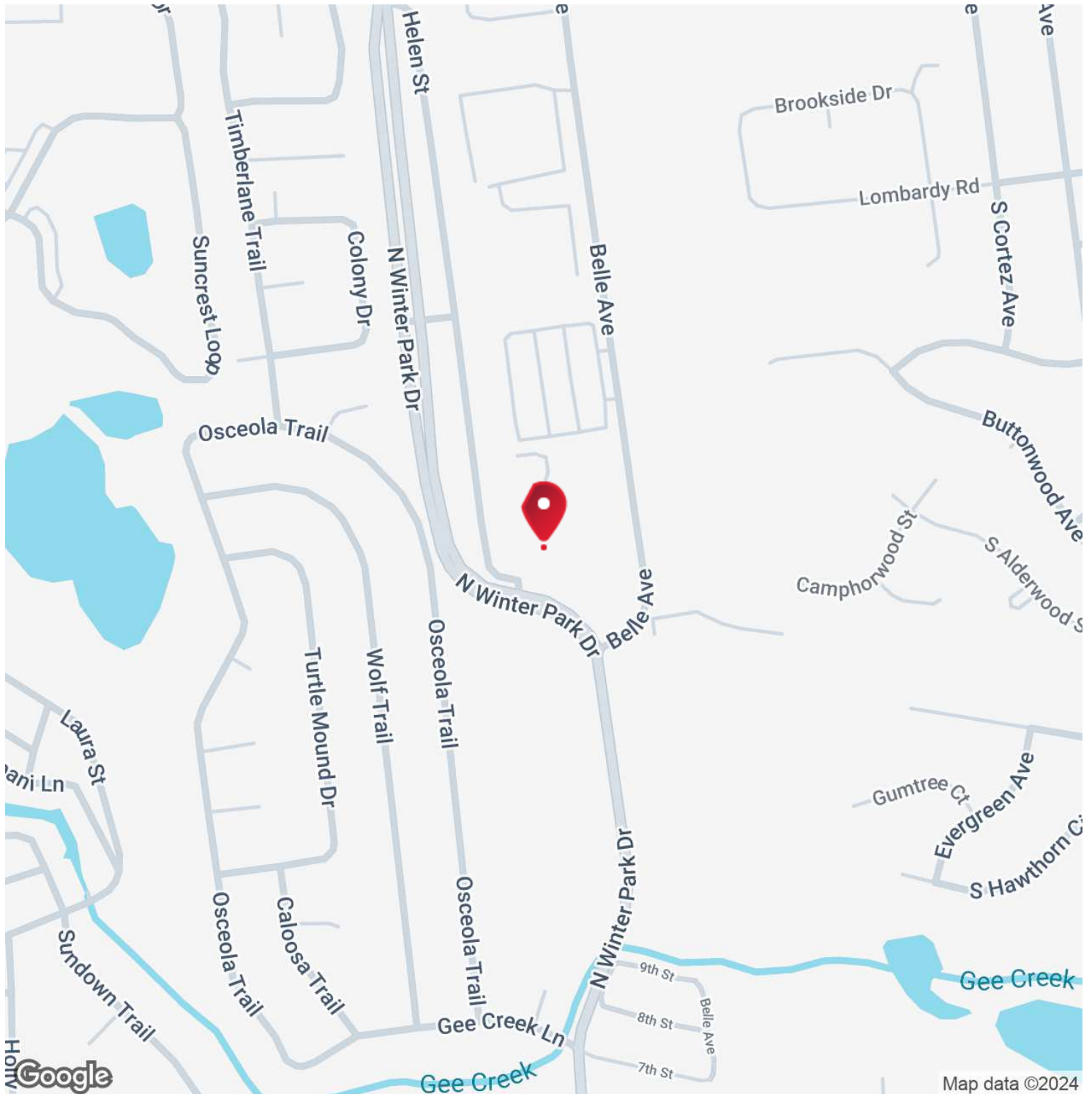
FOR SALE

INDUSTRIAL PROPERTY

LOCATION MAP

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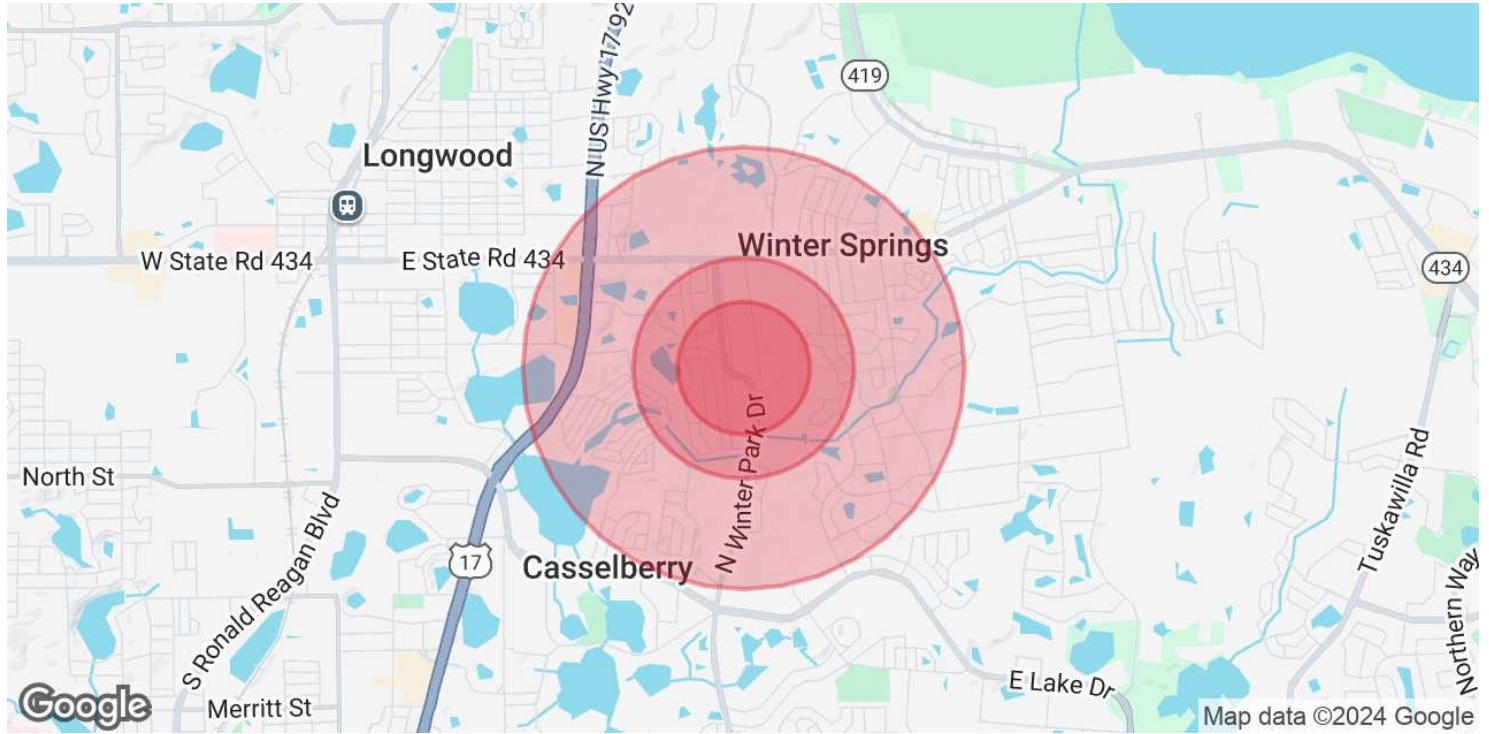
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 601 | 3,197 | 12,648 |
| Average Age | 39 | 40 | 42 |
| Average Age (Male) | 38 | 39 | 40 |
| Average Age (Female) | 40 | 42 | 43 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 234 | 1,269 | 5,241 |
| # of Persons per HH | 2.6 | 2.5 | 2.4 |
| Average HH Income | \$76,651 | \$82,528 | \$73,491 |
| Average House Value | \$220,448 | \$243,011 | \$266,657 |

Demographics data derived from AlphaMap



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