



Sand Lake Professional Building

890 N State Road 434, Altamonte Springs, FL 32714

real



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Sand Lake Professional Building

\$3,450,000

890 N State Road 434 | Altamonte Springs, FL
 ±14,924 SF Office Building on ±1.2 Acres | Owner-User Opportunity

Zoning discussions with the City indicate potential for retail use, expanding the range of viable end-users to include...

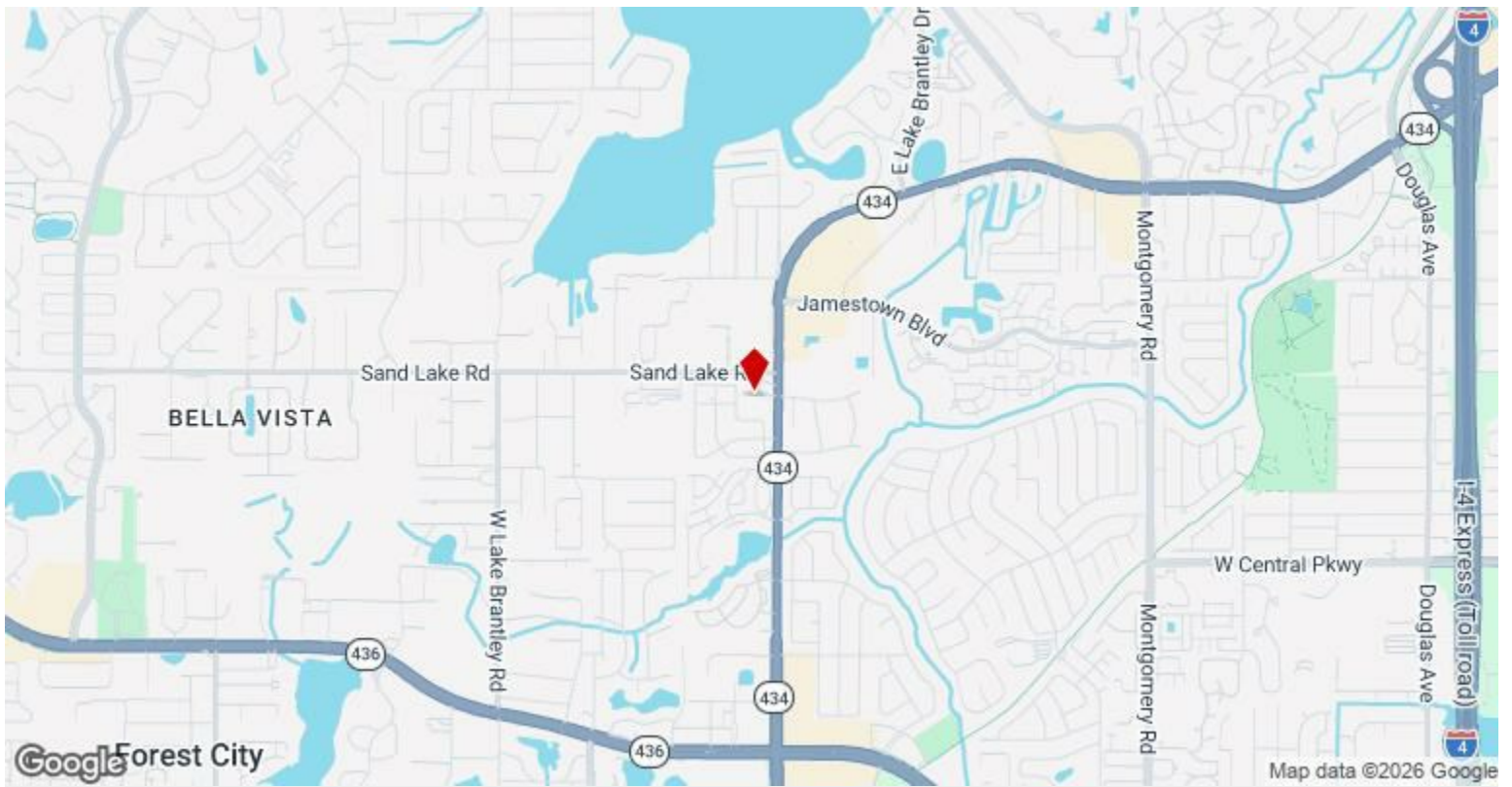
- ±14,924 SF recently upgraded commercial office building on ±1.2 acres
- Remodeled interiors throughout both floors. Second floor features executive corner offices with private bathrooms.
- Convenient access to SR 436 and Interstate 4. Located within one of Orlando's strongest regional office and retail markets
- New roof membrane with warranty New rooftop HVAC units
- Strong owner-user opportunity with ability to occupy the entire building or a portion while retaining a existing tenant occupying approximately 50-65%



Price:	\$3,450,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	6.62%
Lot Size:	1.55 AC
Gross Building Area:	14,688 SF
Rentable Building Area:	14,668 SF
No. Stories:	2
Year Built:	1983
Tenancy:	Multi
Parking Ratio:	6/1,000 SF
Zoning Description:	CG
APN / Parcel ID:	09-21-29-300-020B-0000

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Air Quality Assessors	-	
Everest	-	



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Property Photos

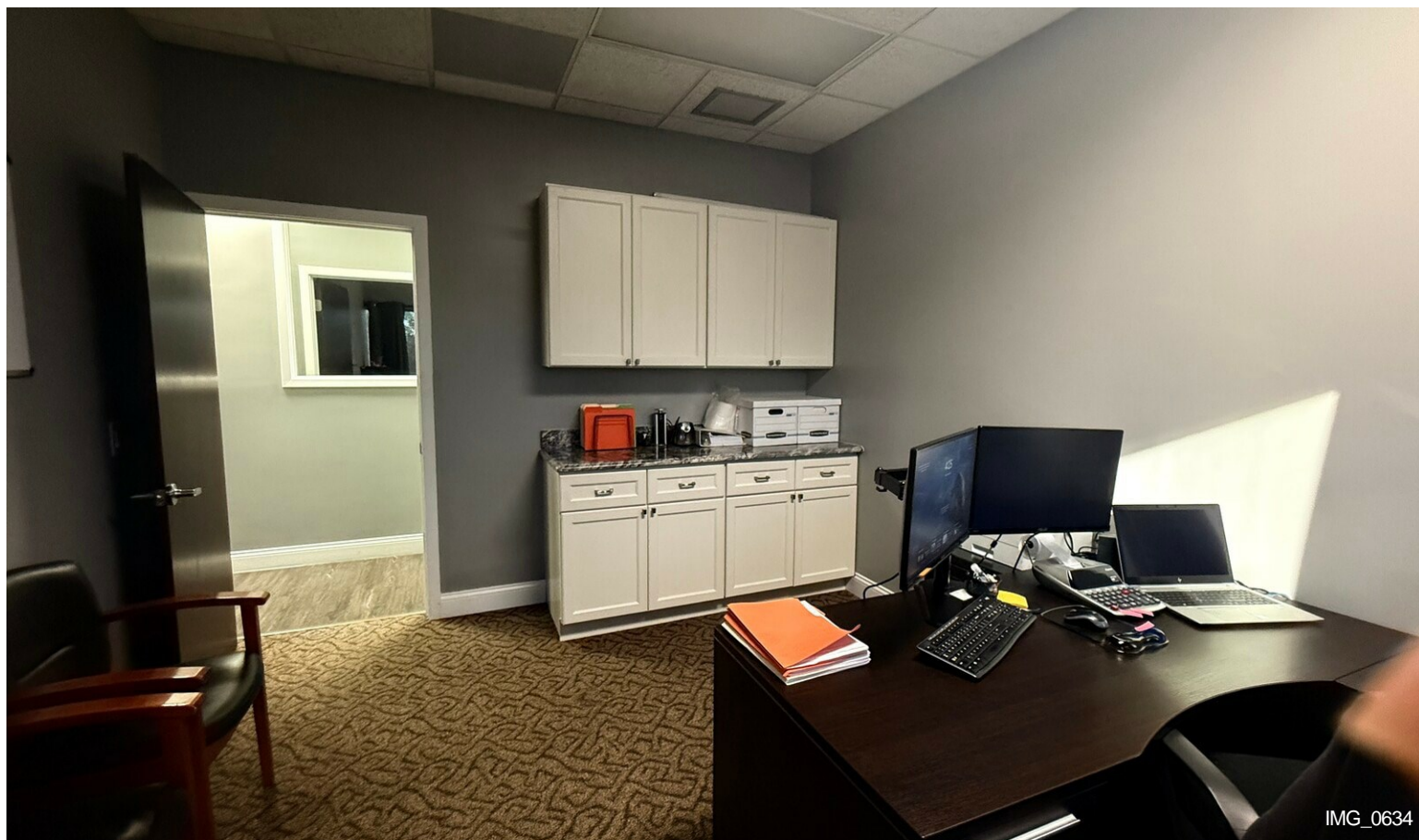


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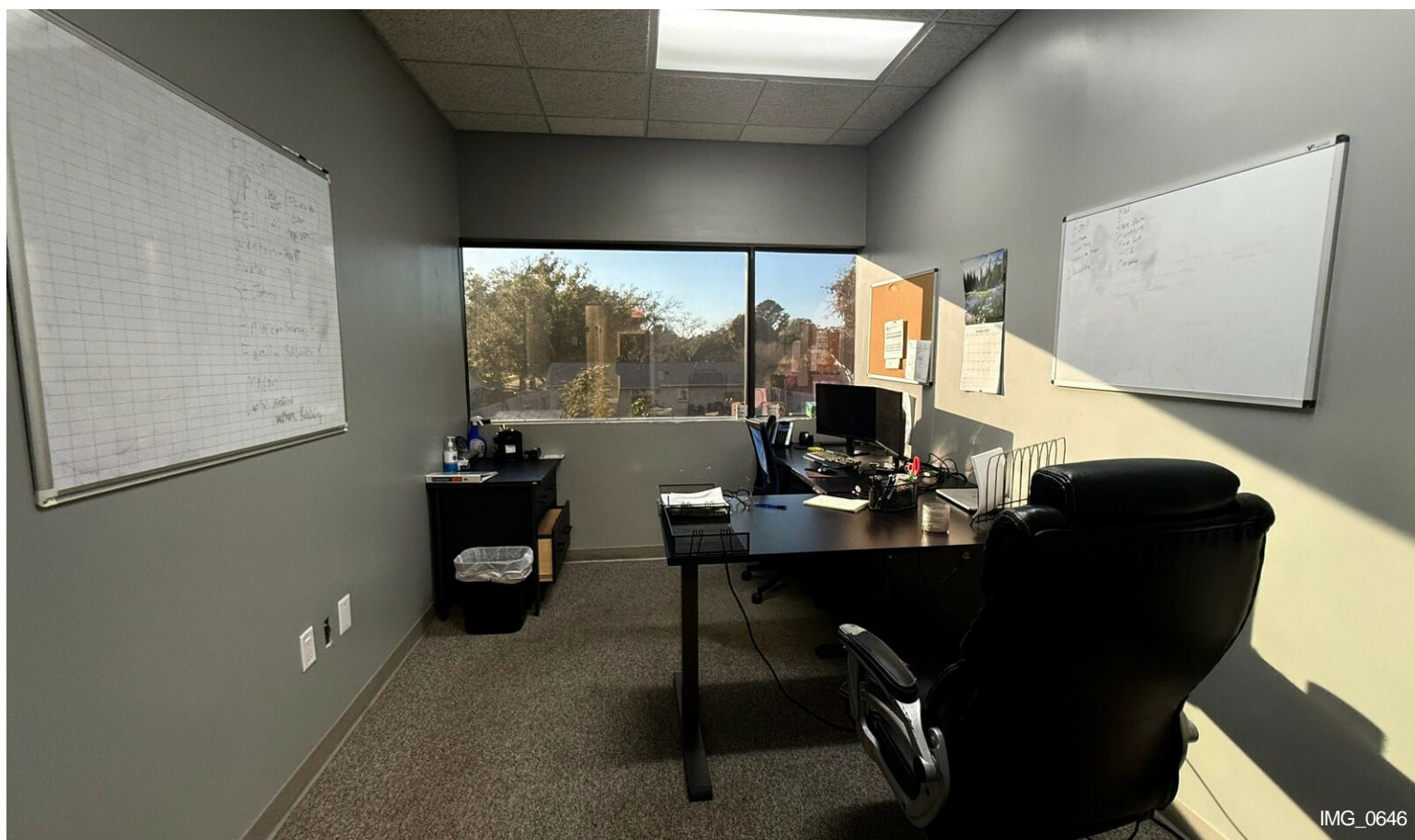


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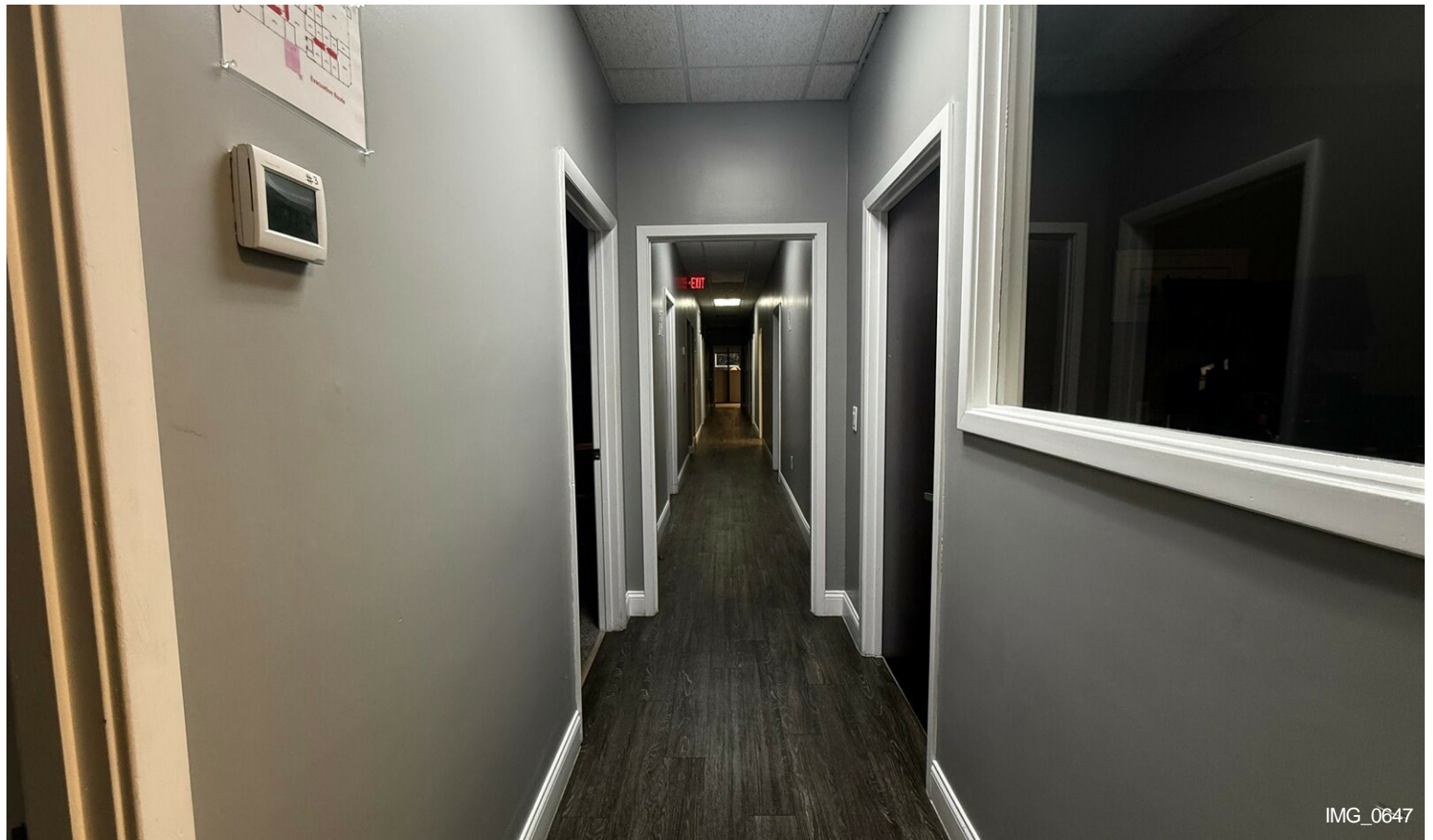
Property Photos



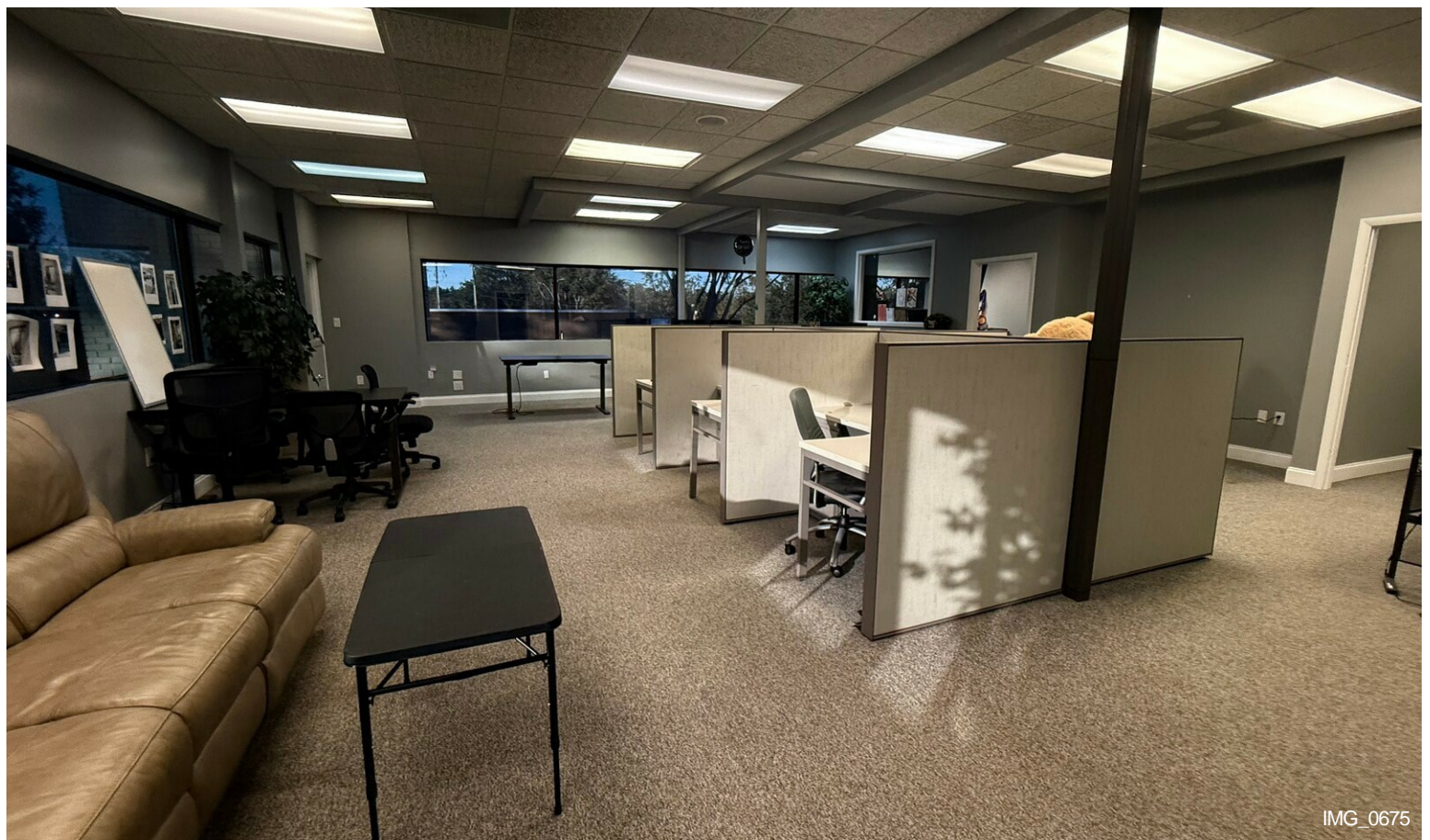
Property Photos



Property Photos

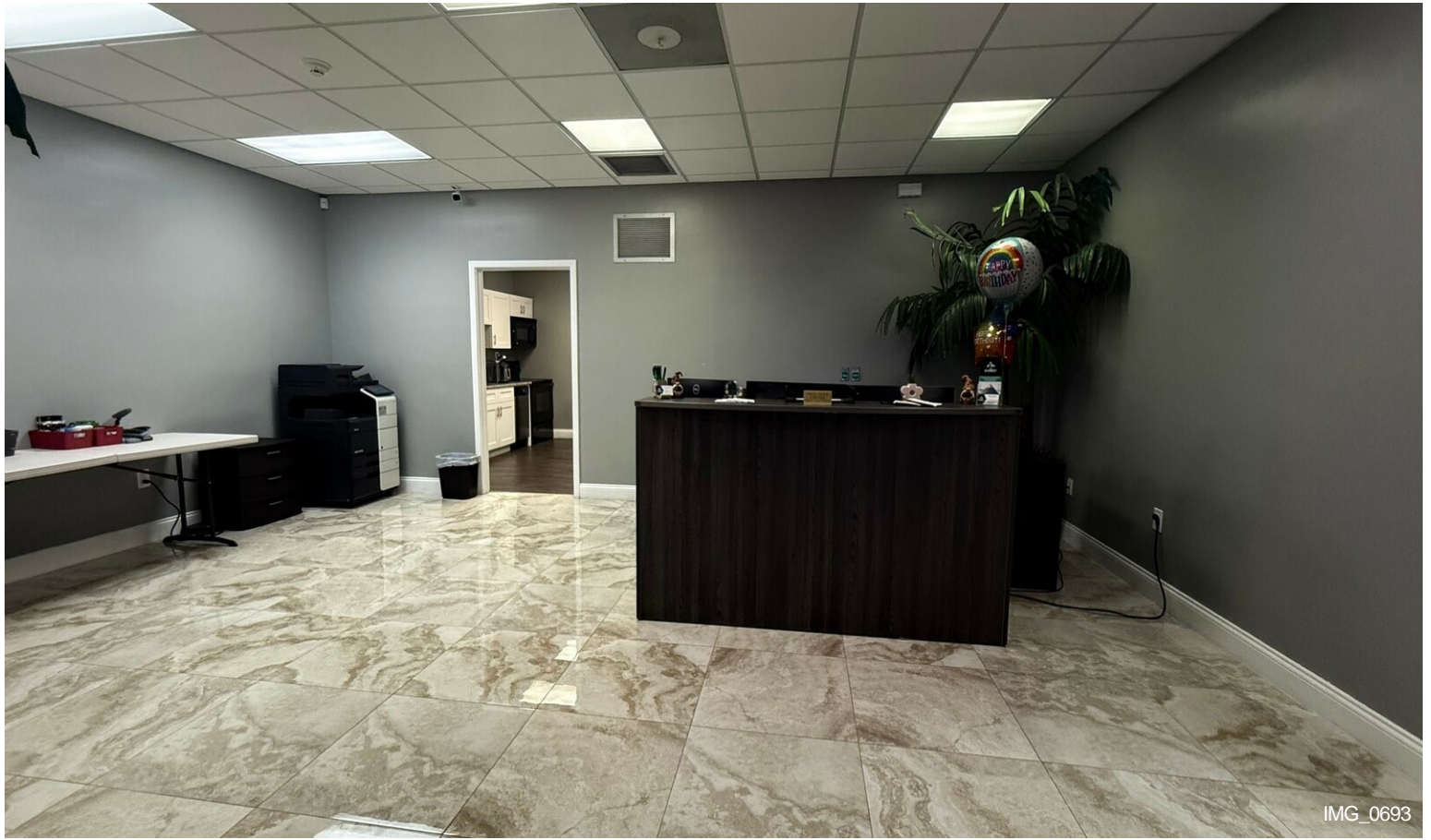


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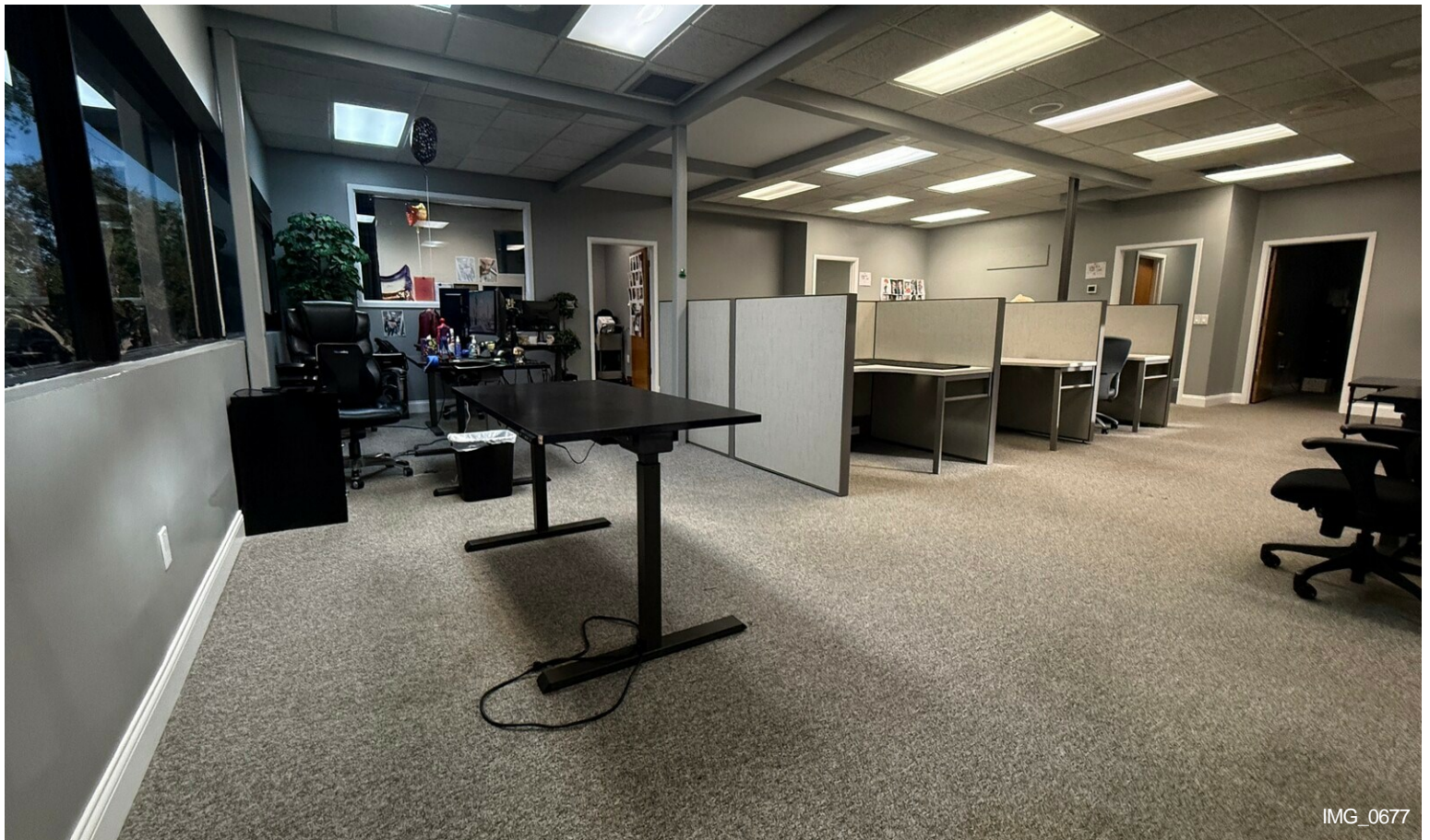


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Property Photos

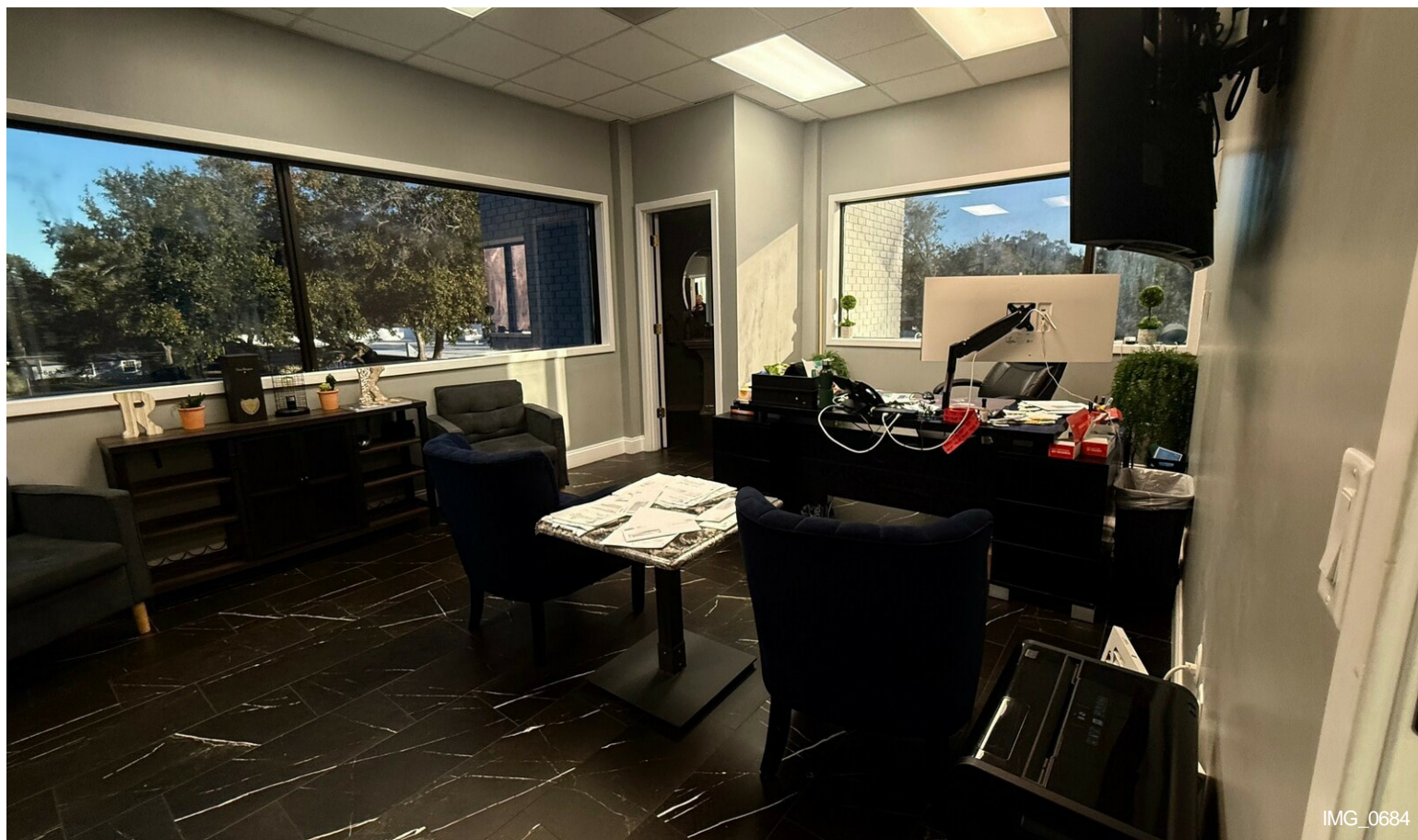
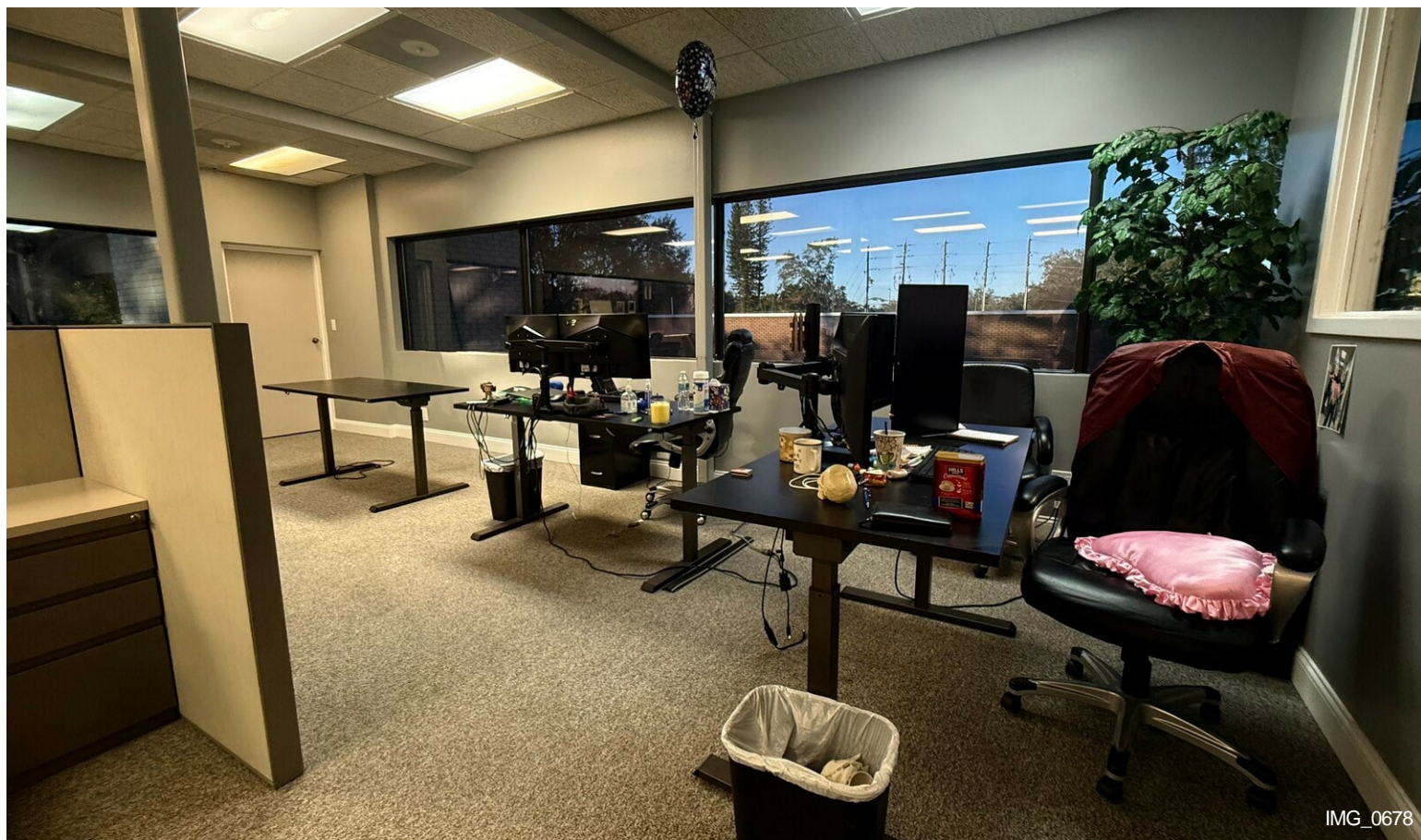


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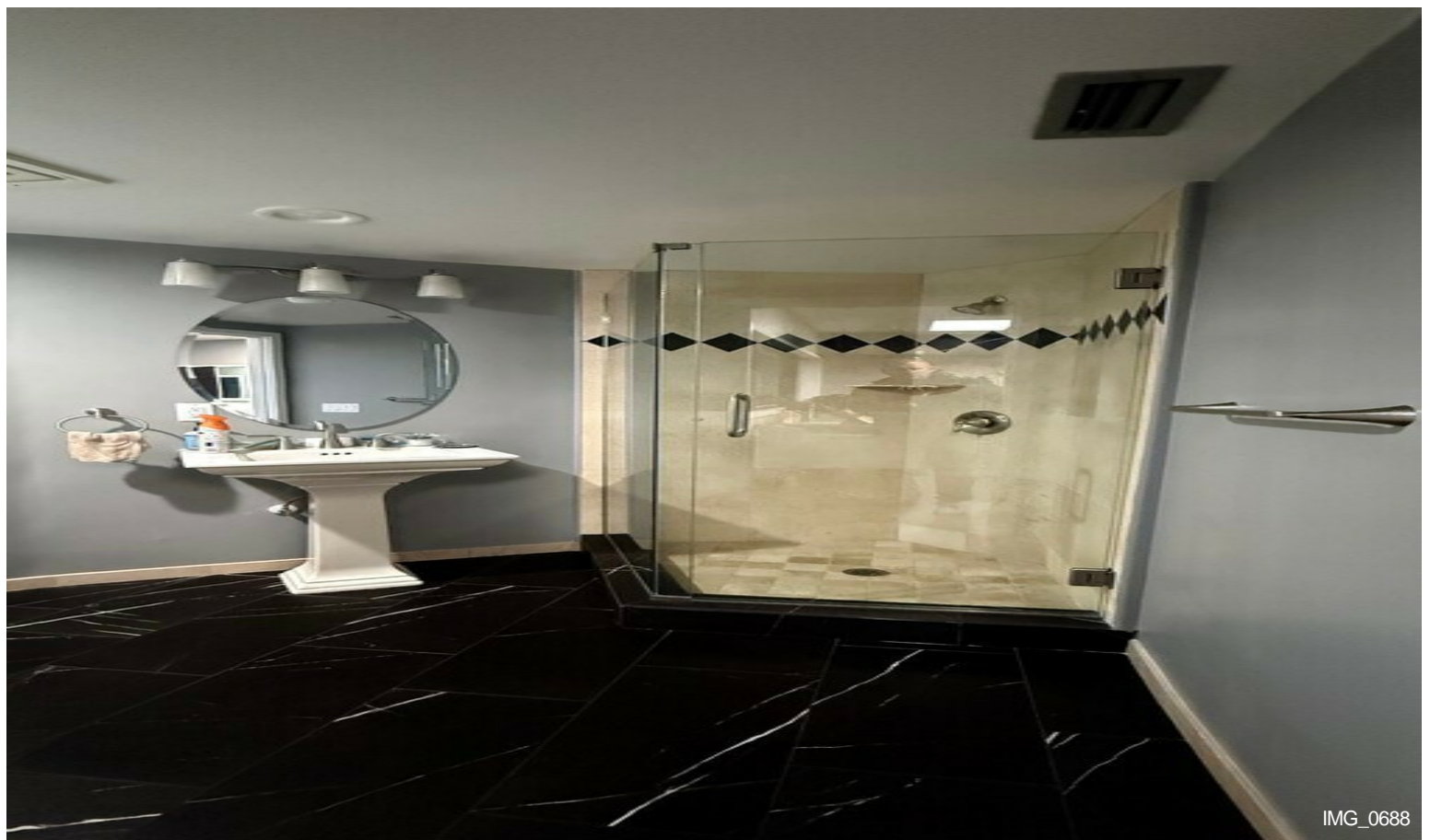


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Property Photos



Property Photos



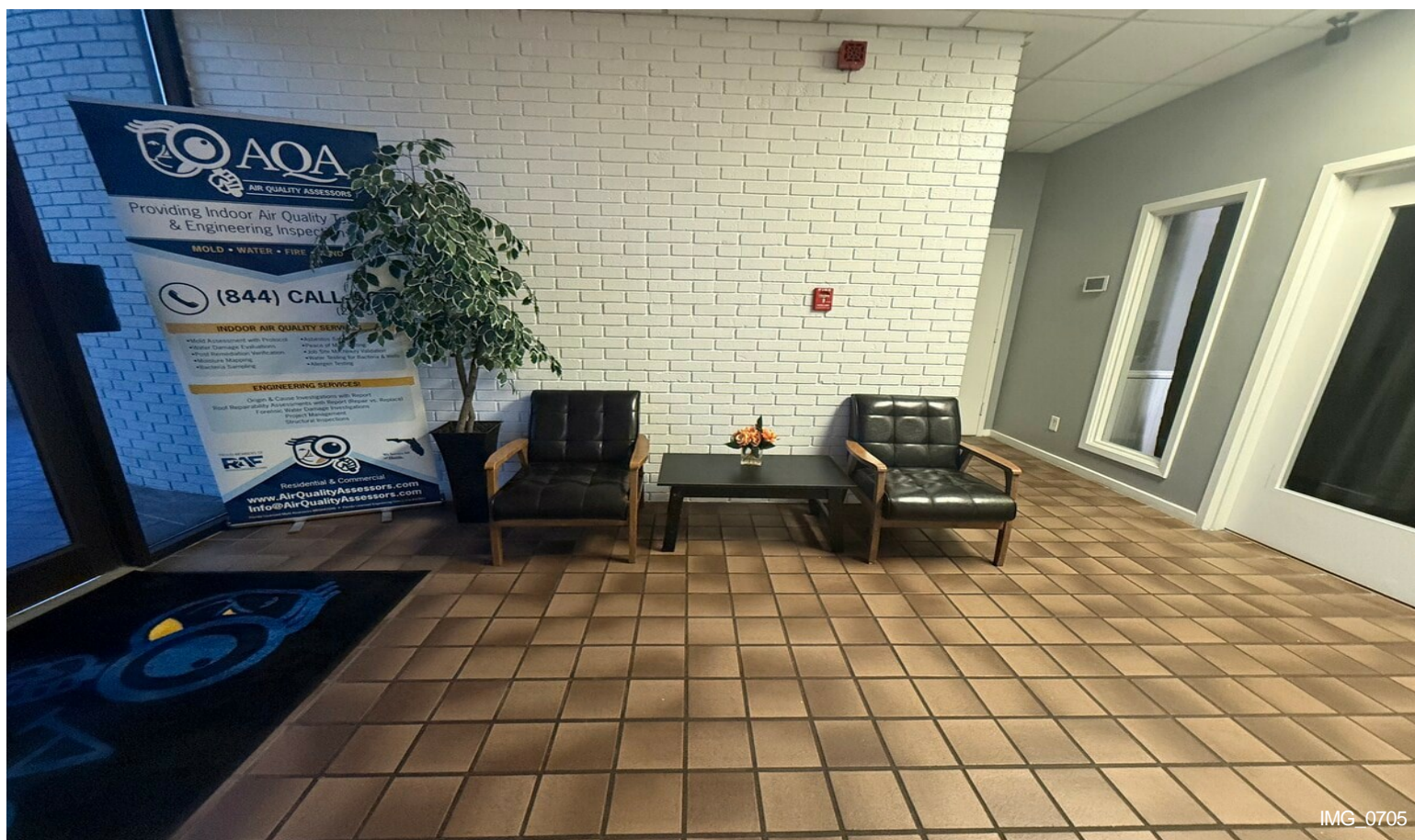
Property Photos



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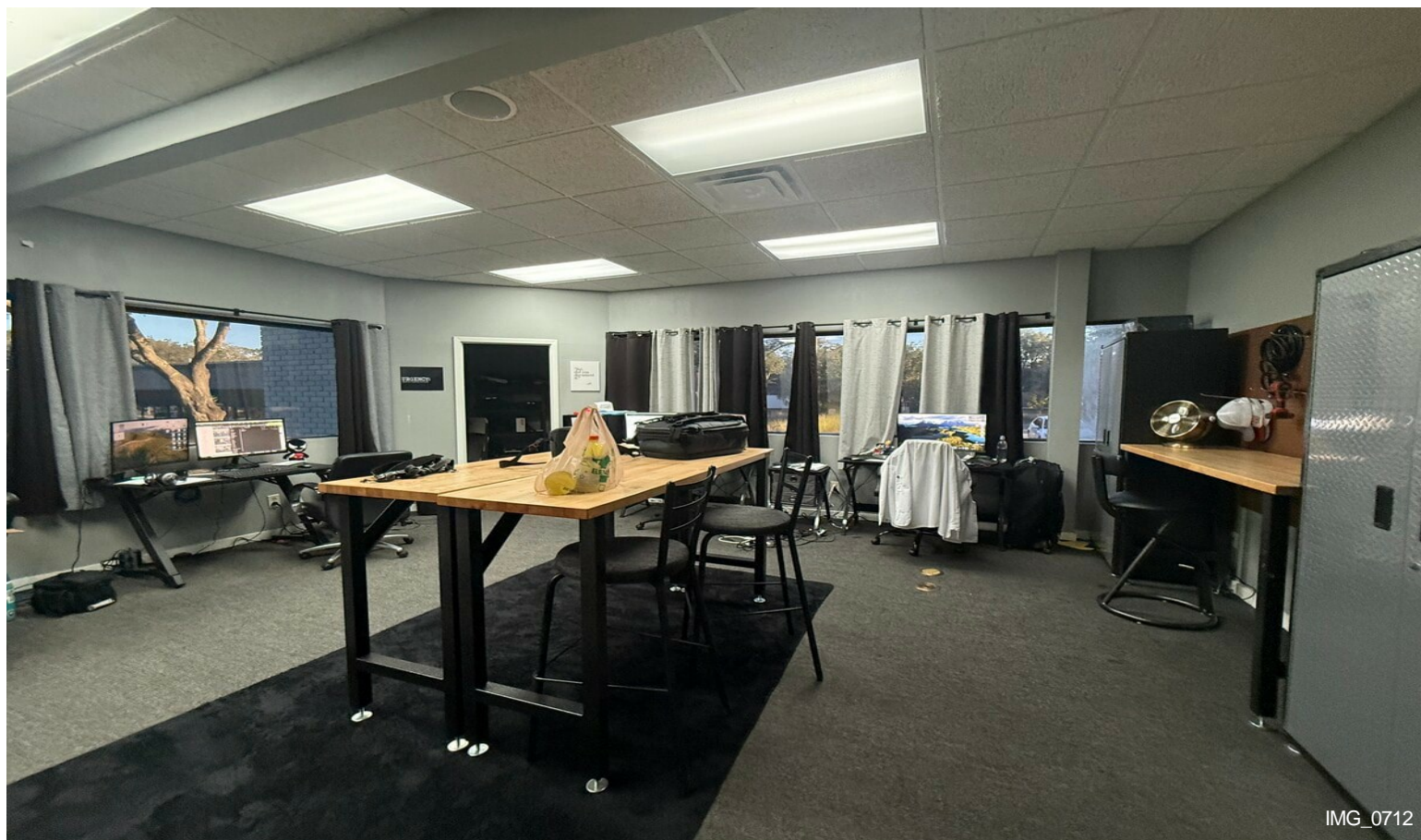


890 N. SR 434-007

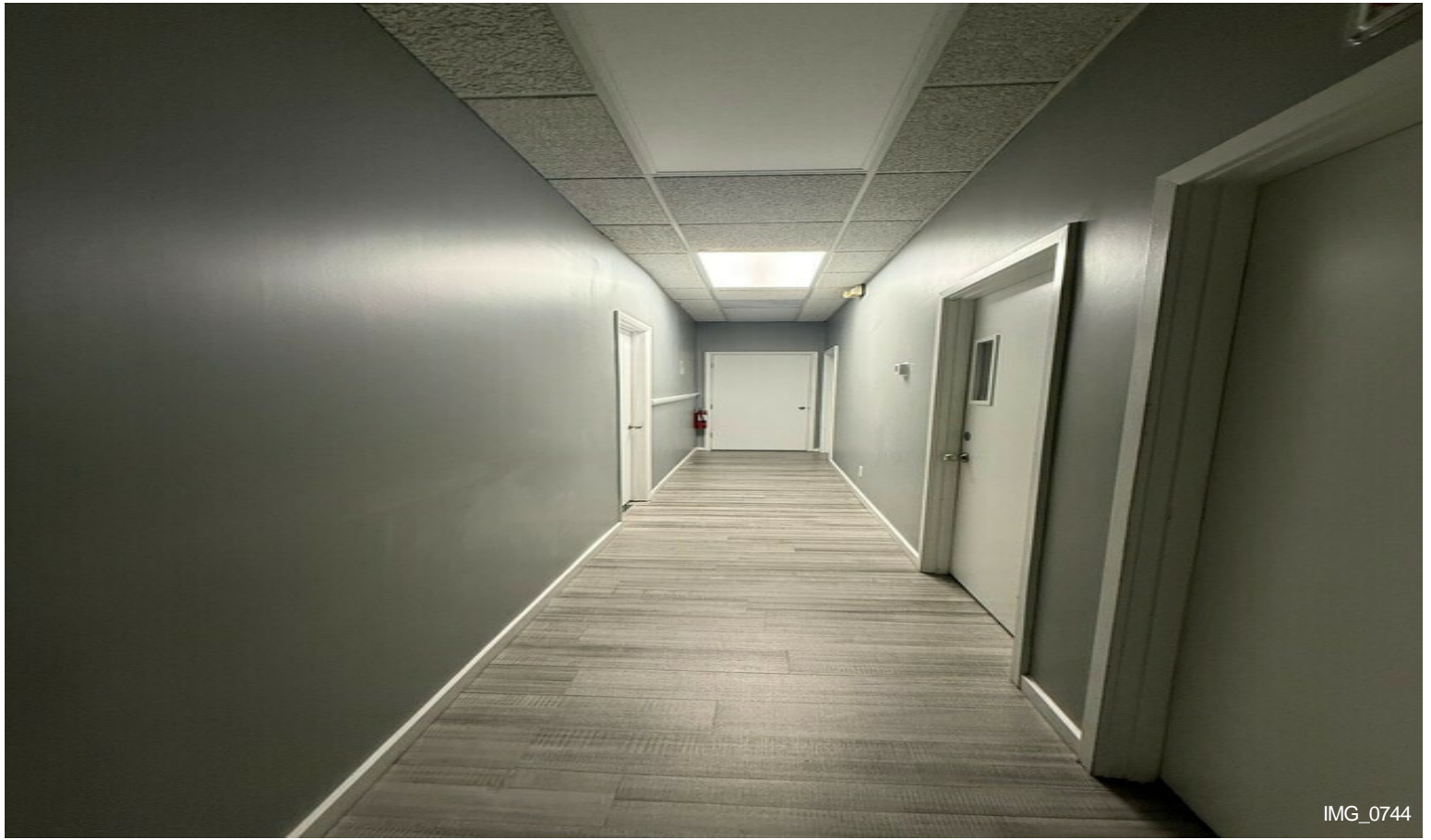


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Property Photos



Property Photos



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IMG_0745

Property Photos



IMG_0752



890 N. SR 434-014

Property Photos



Property Photos

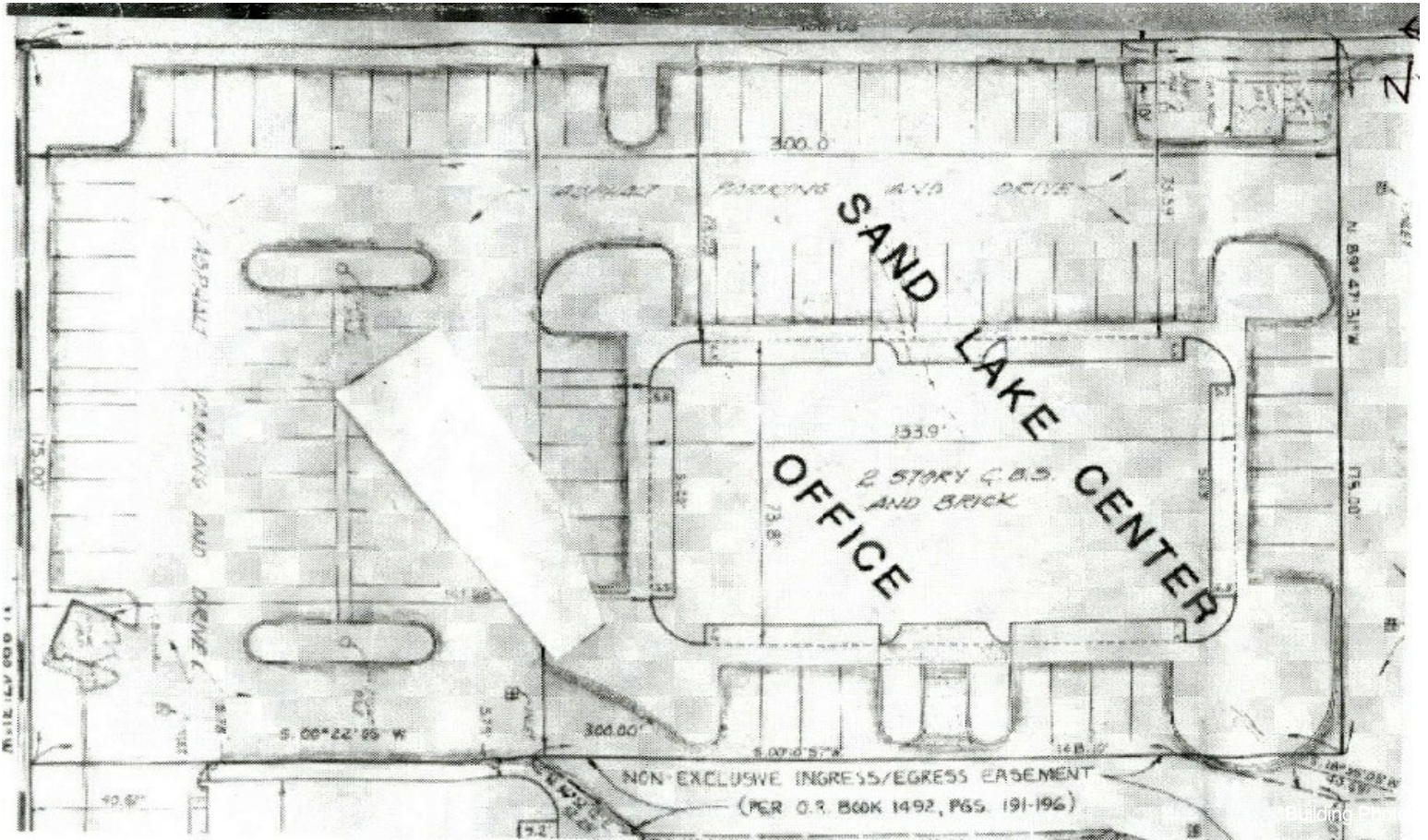


890 N. SR 434-001



890 N. SR 434-002

Property Photos



Property Photos

