

MEDICAL OFFICE CONDO CONNECTED TO ADVENTHEALTH

661 EAST ALTAMONTE DRIVE STE 312, ALTAMONTE SPRINGS, FL 32701



PROPERTY DESCRIPTION

Discover an exceptional owner/user opportunity with this impressive 2,449 SF property. Boasting a prime location in the Orlando area, this highly sought-after space is zoned MOC-2 and offers prime location for a practicing physician associated with the Adventhealth Network. An ideal choice for physician looking to establish a presence in a dynamic market and own rather than lease. Don't miss the chance to own a property fully built out for medical use and centrally located in the Altamonte market.

PROPERTY HIGHLIGHTS

- -2,449 SF suite ready for medical use
- -Amazing location connected to Advent Health Altamonte Springs Hospital
- - Well-appointed unit ready for your personal touch
- - Prime location in the Orlando/Seminole County area
- - Strategic positioning for maximum accessibility
- - Own rather than lease

OFFERING SUMMARY

Sale Price:	\$929,000
Number of Units:	1
Building Size:	2,449 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	262	1,393	6,134
Total Population	510	2,686	12,350
Average HH Income	\$82,475	\$85,899	\$85,140



CHARLES RUDIS

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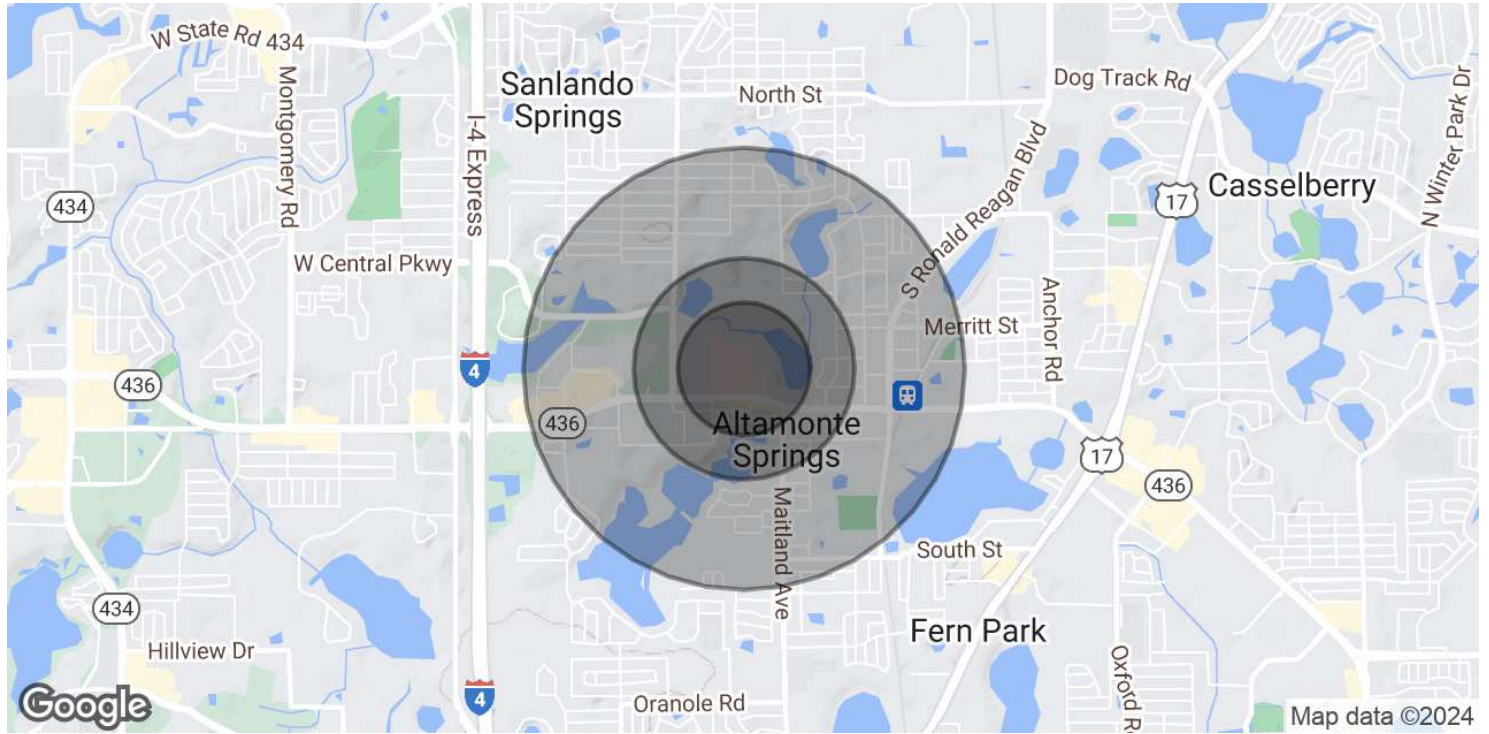
954 S Orlando Ave, Winter Park, FL 32789 metroorlandoproperties.com

Each office independently owned and operated

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	510	2,686	12,350
Average Age	48	47	45
Average Age (Male)	45	44	42
Average Age (Female)	50	49	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	262	1,393	6,134
# of Persons per HH	1.9	1.9	2
Average HH Income	\$82,475	\$85,899	\$85,140
Average House Value	\$295,285	\$317,313	\$326,869

Demographics data derived from AlphaMap



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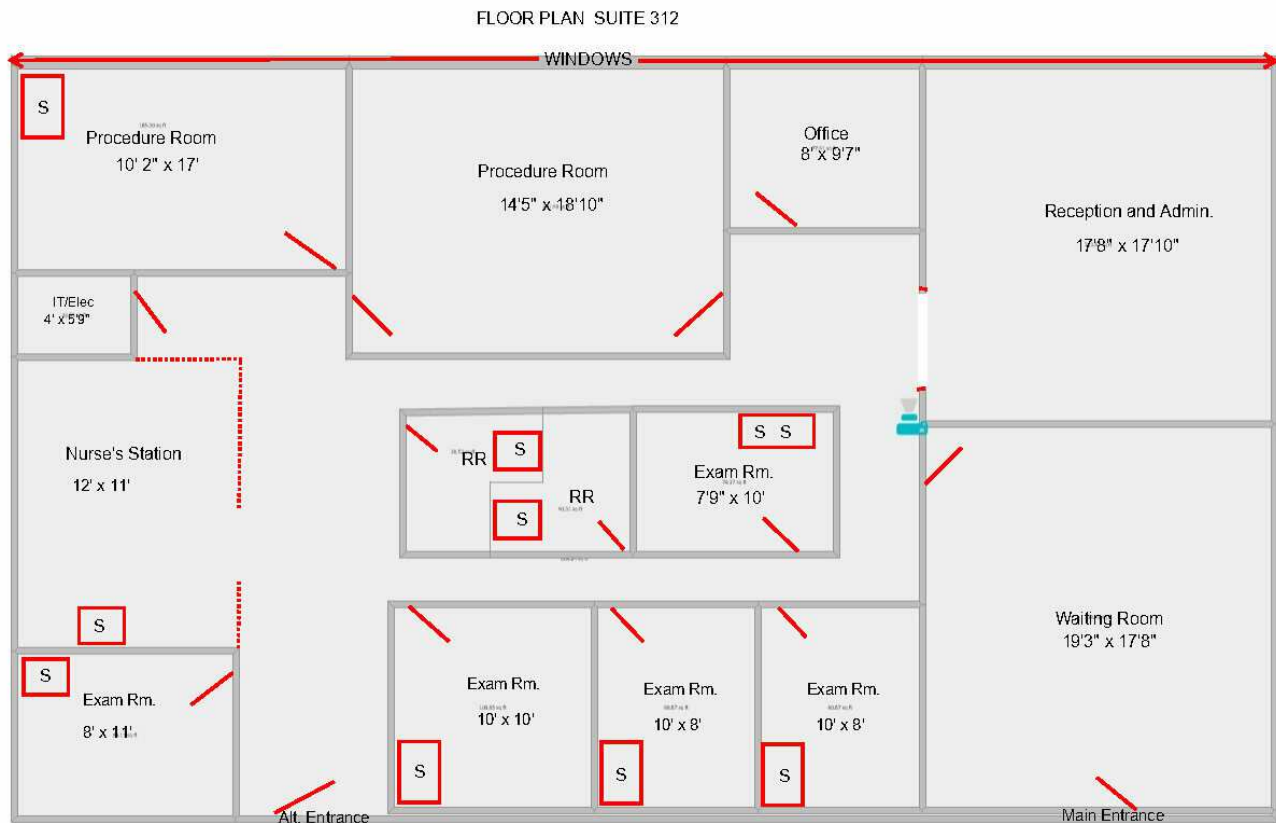
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All dimensions are approximate.
Not to Scale



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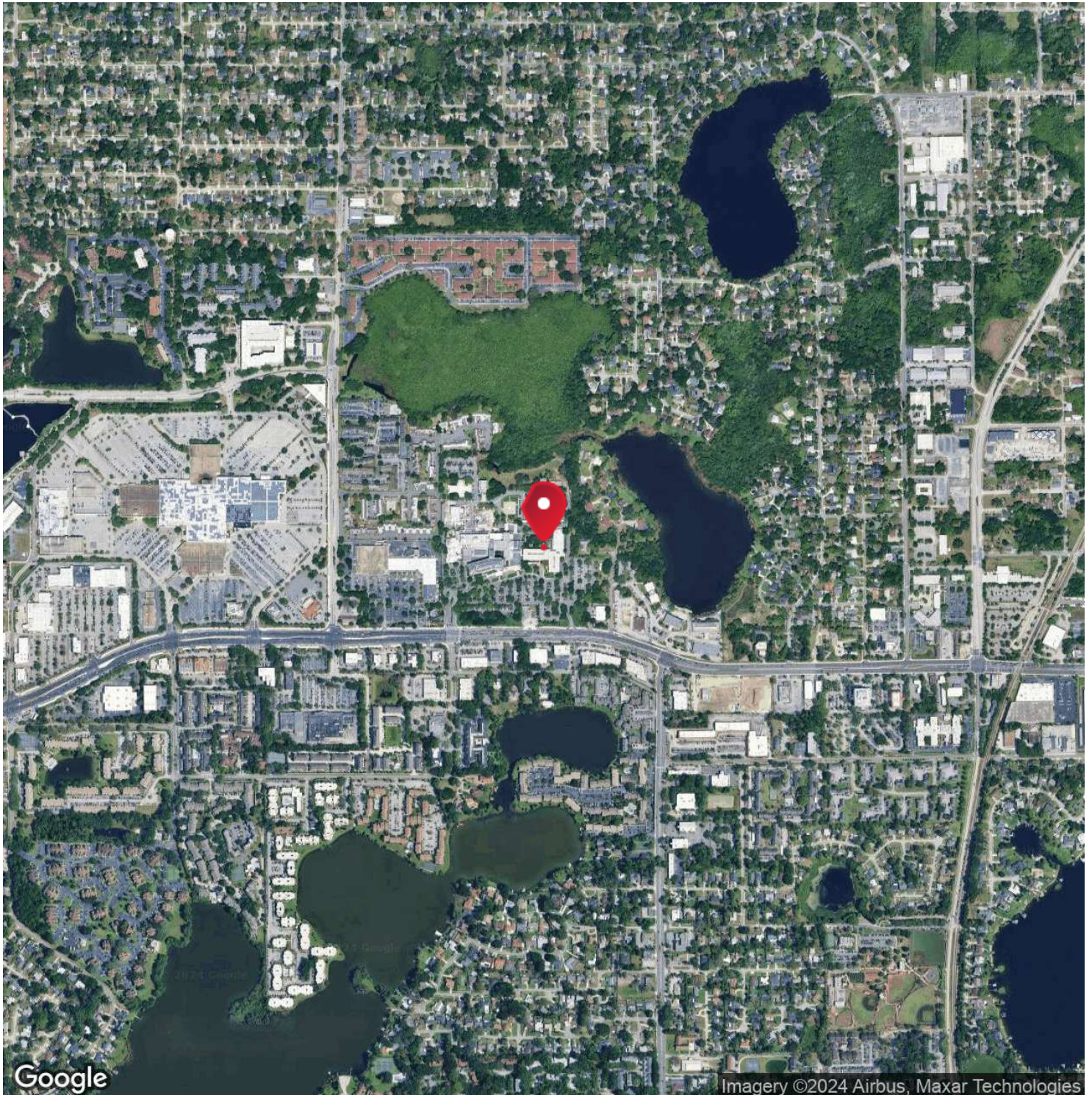
FOR SALE

OFFICE BUILDING

AERIAL MAP

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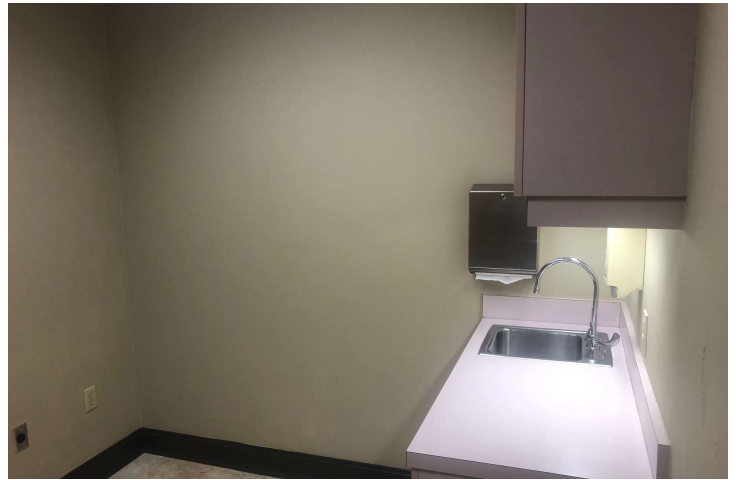
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