



SALE

Investment Medical Office Building

833 EAST OAK STREET

Kissimmee, FL 34744

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$850,000
NUMBER OF UNITS:	1
LOT SIZE:	0.12 Acres
BUILDING SIZE:	2,508 SF
ZONING:	KMPU/MIXDUSEPUD
YEAR BUILT:	1996
APN:	22 25 29 1488 0001 0230
NOI:	\$63,517.92
CAP RATE:	7.47%

PROPERTY DESCRIPTION

Investing in a medical office building near HCA Florida Osceola Hospital in Kissimmee, Florida, presents a compelling opportunity. The hospital is a 407-bed tertiary care facility accredited by The Joint Commission and designated as a Level II Trauma Center. It serves as a central healthcare hub for the region, attracting numerous medical professionals and patients.

The Kissimmee Medical Arts District, established in 2016, has successfully drawn significant investment to the area, fostering a robust medical community. For instance, in February 2024, AdventHealth acquired a 10,781-square-foot medical office condo in this district for \$2.3 million, underscoring the area's appeal to major healthcare providers.

The presence of a national medical group with over 50 locations across five states as a tenant enhances the investment's attractiveness. Such tenants typically offer long-term leases and financial stability, contributing to a reliable income stream.

GAIL BOWDEN
O: 941.223.1525
gail.bowden@svn.com

PROPERTY DETAILS

SALE PRICE	\$850,000
-------------------	------------------

LOCATION INFORMATION

BUILDING NAME	Investment Medical Office Building
STREET ADDRESS	833 East Oak Street
CITY, STATE, ZIP	Kissimmee, FL 34744
COUNTY	Osceola
MARKET	Kissimmee
SUB-MARKET	Orlando
TOWNSHIP	25
RANGE	29
SECTION	22
SIDE OF THE STREET	North
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Mega
NEAREST HIGHWAY	1 Mile to US 192
NEAREST AIRPORT	13.3 Miles to Orlando International Airport

BUILDING INFORMATION

BUILDING SIZE	2,508 SF
NOI	\$63,517.92
CAP RATE	7.47
BUILDING CLASS	A
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1

GAIL BOWDEN
O: 941.223.1525
gail.bowden@svn.com

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	KMPU/MIXDUSEPUD
LOT SIZE	0.12 Acres
APN #	22 25 29 1488 0001 0230
LOT FRONTAGE	82 ft
LOT DEPTH	65 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	7300
TRAFFIC COUNT STREET	Oak St
WATERFRONT	No
POWER	Yes

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
PARKING RATIO	12.35
NUMBER OF PARKING SPACES	31

UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes

AERIAL MAP



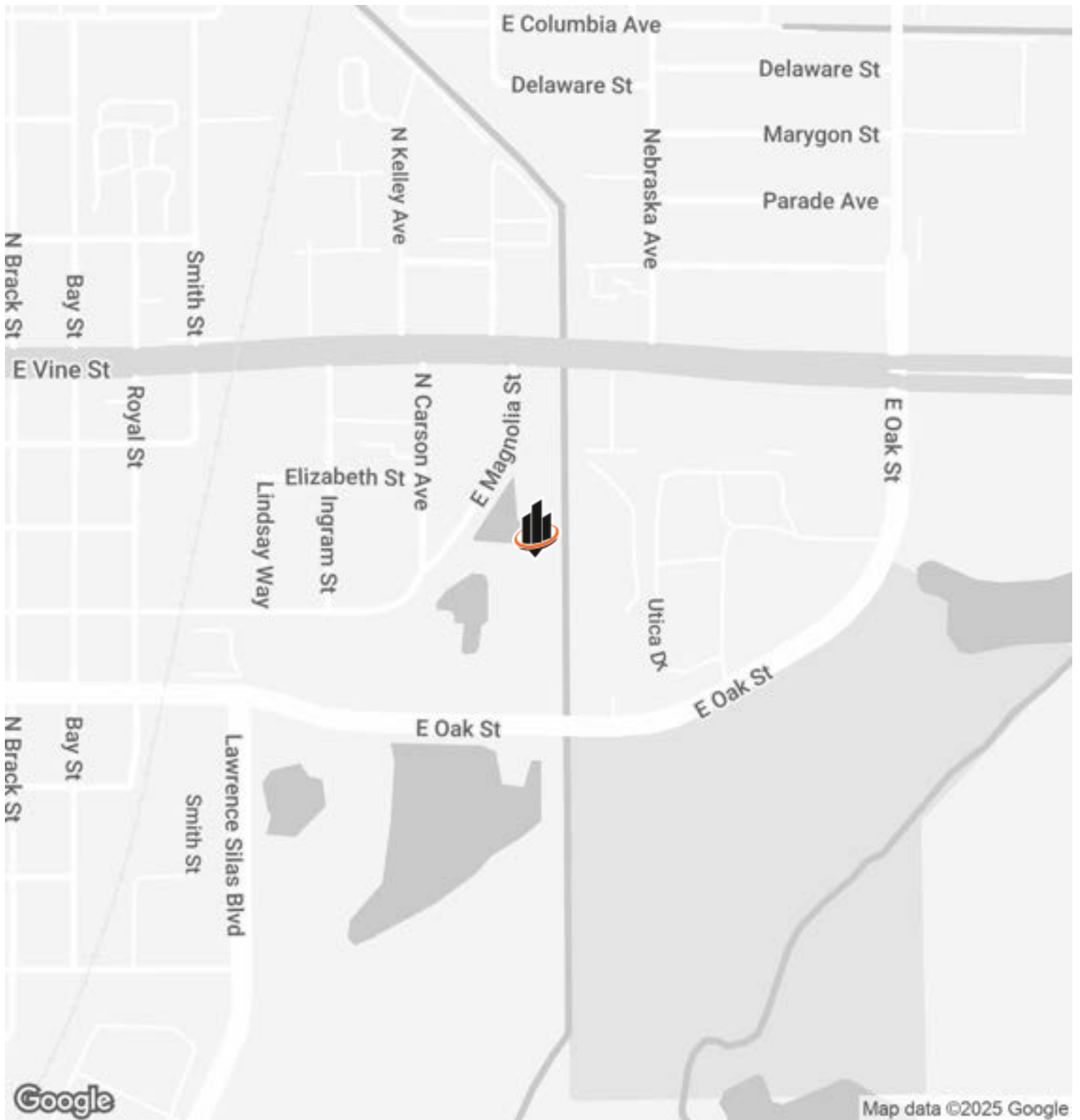
GAIL BOWDEN
O: 941.223.1525
gail.bowden@svn.com

AERIAL MAP



GAIL BOWDEN
O: 941.223.1525
gail.bowden@svn.com

LOCATION MAP



GAIL BOWDEN
O: 941.223.1525
gail.bowden@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	324	1,604	8,485
AVERAGE AGE	43	41	41
AVERAGE AGE (MALE)	41	40	39
AVERAGE AGE (FEMALE)	44	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	111	551	2,928
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$60,514	\$59,284	\$60,977
AVERAGE HOUSE VALUE	\$268,168	\$223,990	\$236,249

Demographics data derived from AlphaMap

GAIL BOWDEN
 O: 941.223.1525
 gail.bowden@svn.com

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	Guidewell Sanitas I LLC	2,508 SF	100%	\$25.33	-	-	\$63,517.92	09/01/2018	08/31/2028
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
TOTALS		2,508 SF	100%	\$25.33	\$0.00	\$0.00	\$63,517.92		
AVERAGES		2,508 SF	100%	\$25.33			\$63,517.92		

GAIL BOWDEN
 O: 941.223.1525
 gail.bowden@svn.com



GAIL BOWDEN

Senior Investment Advisor

gail.bowden@svn.com

Direct: **941.223.1525** | Cell: **941.223.1525**

PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

Sarasota, FL 34236

941.387.1200

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com



PRESENTED BY:

Gail Bowden

O: 941.223.1525
gail.bowden@svn.com