



FOR SALE

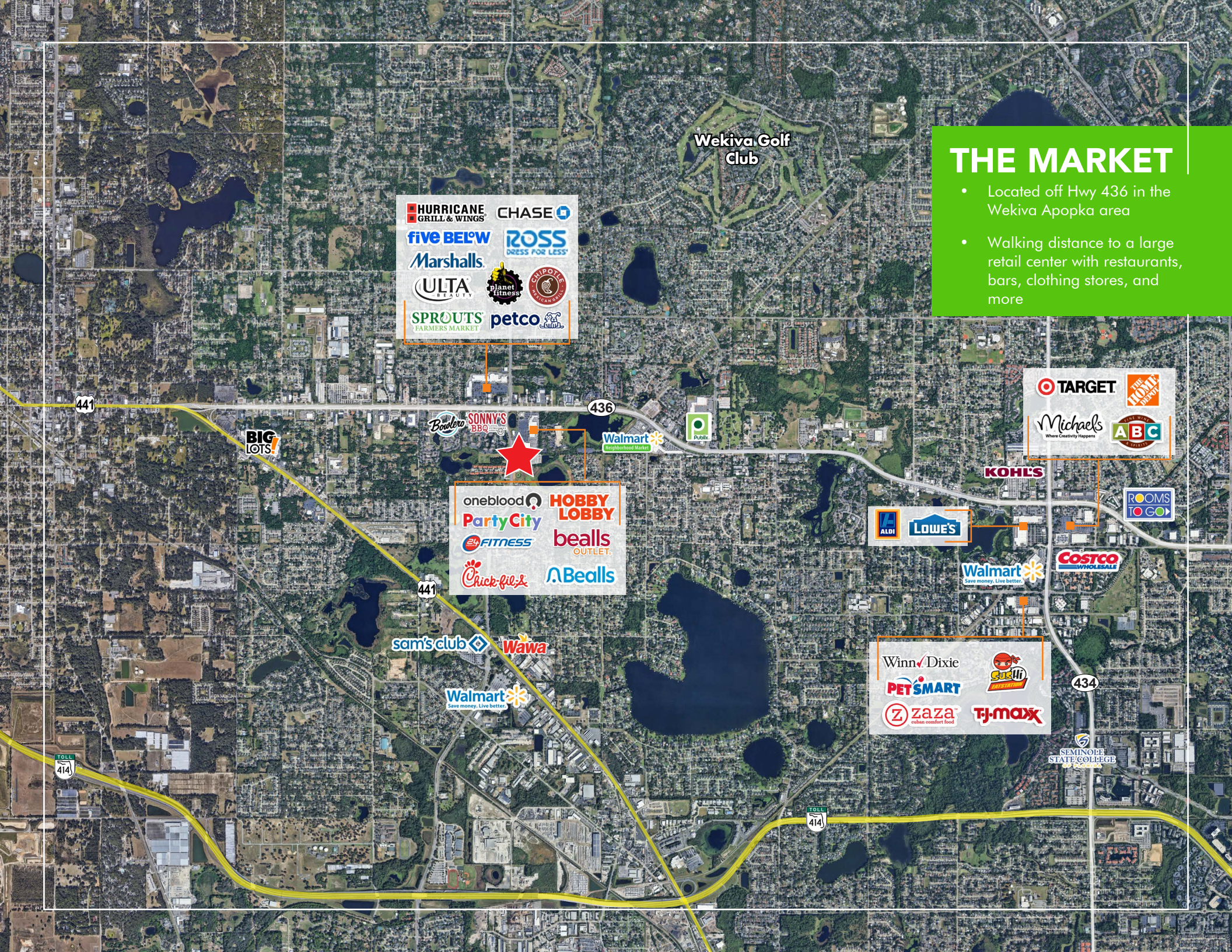
791 Piedmont Wekiva Road
Apopka, FL 32703



RESOURCE
DEVELOPMENT
INVESTMENT
PROPERTIES
INCORPORATED

THE MARKET

- Located off Hwy 436 in the Wekiva Apopka area
- Walking distance to a large retail center with restaurants, bars, clothing stores, and more



HURRICANE GRILL & WINGS CHASE
five BELOW ROSS DRESS FOR LESS
Marshalls
ULTA BEAUTY planet fitness EMPOTE RESTAURANT
SPROUTS FARMERS MARKET petco

Walmart Neighborhood Market Publix

oneblood PartyCity HOBBY LOBBY
24 FITNESS bealls OUTLET
Chick-fil-A Bealls

sam's club Wawa

Walmart Save money. Live better.

ALDI LOWE'S

Walmart Save money. Live better.

COSTCO WHOLESALE

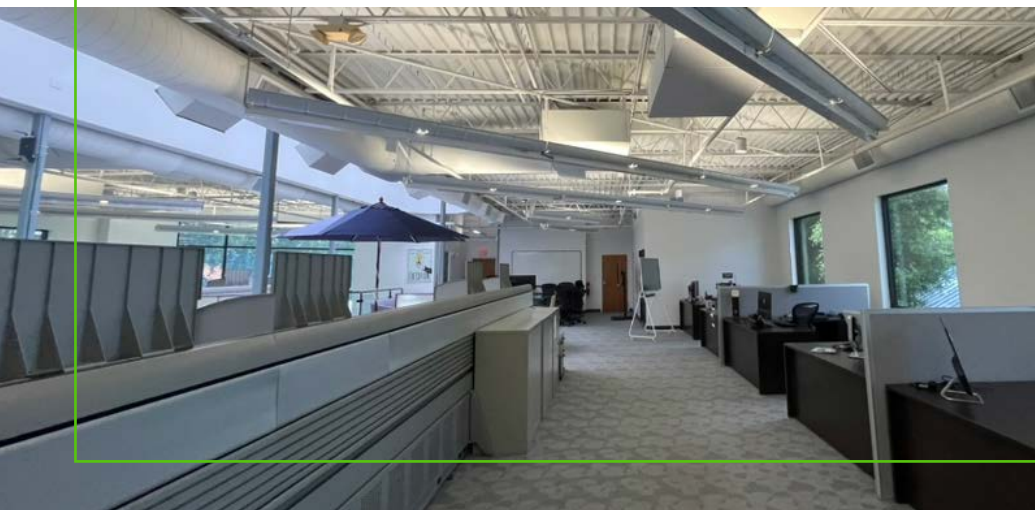
Winn-Dixie PETSMART
zaza cuban comfort food TJ-MAXX

TARGET THE HOME DEPOT
Michaels Where Creativity Happens ABC

KOHL'S

ROOMS TO GO

SEMINOLE STATE COLLEGE



PROPERTY OVERVIEW

- Type: High Tech Office Building
- Size: 10,550 square feet
- Living Area: 9,634 square feet
- Parking: 41 spaces
- Unique Features:
 - Skylights and numerous windows
 - Large diesel generator to support
 - Open space design (critical for tech company needs)
- Stories: 2
- Elevators: 2
- Built: 2002
- Current Lease: \$230,000/year (1 year remaining)

BUILDING FEATURES

- **High Tech Office Environment:** Modern design with skylights and ample windows for natural light, promoting an open and productive workspace.
- **Power Reliability:** Equipped with a large diesel generator to ensure continuous tech operation.
- **Accessibility:** Easy access with three elevators, catering to both floors efficiently.
- **Parking:** 41 parking spaces available, accommodating both staff and visitors.
- **Roof Warranty:** 15-Year NDL Warranty effective from April 15, 2023

INVESTMENT OPPORTUNITY

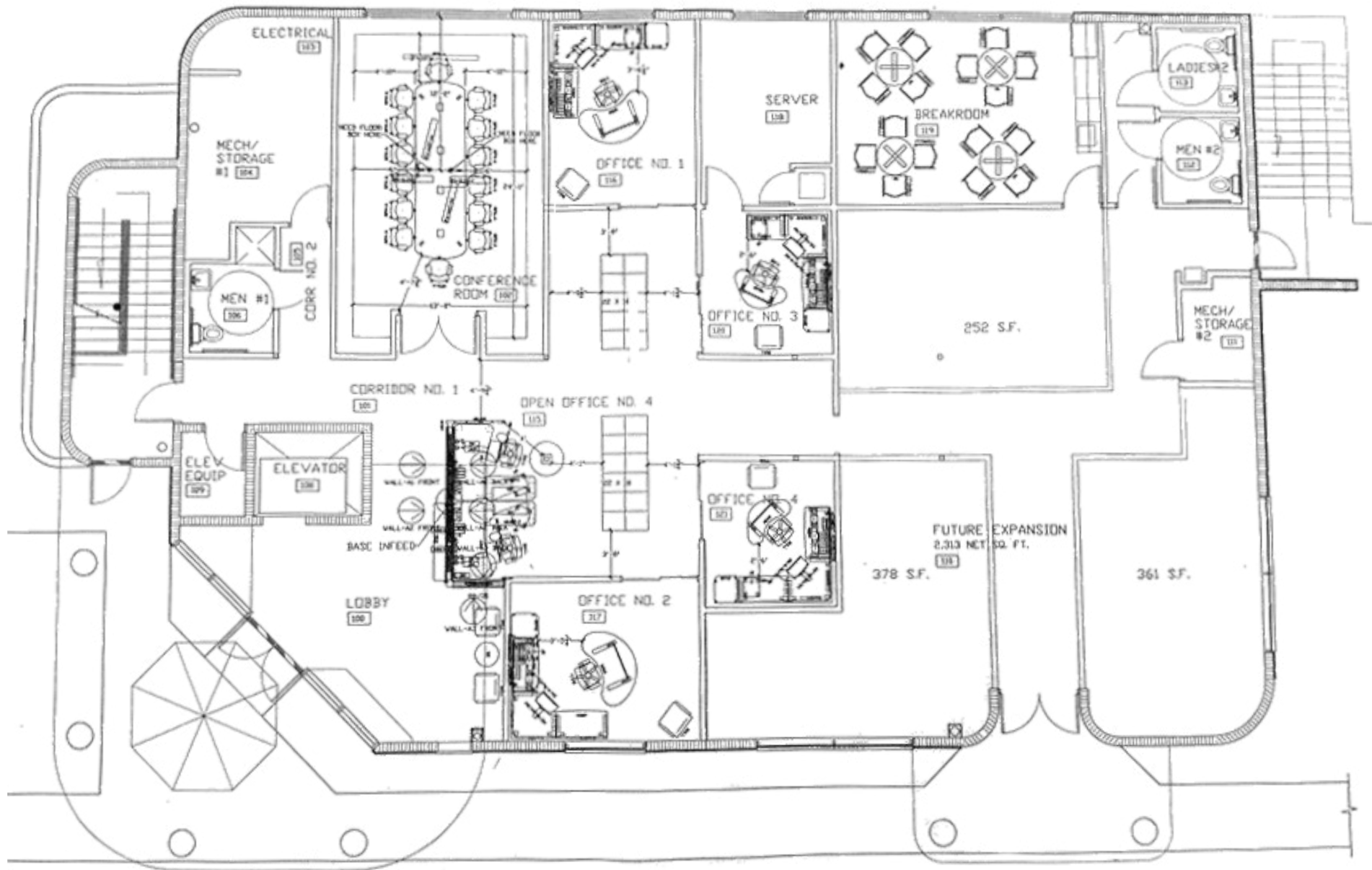
This building is currently leased at \$230,000 per year, demonstrating a strong value. Its strategic location and high-tech features make it a prime investment opportunity.

ASKING PRICE

\$2,500,000

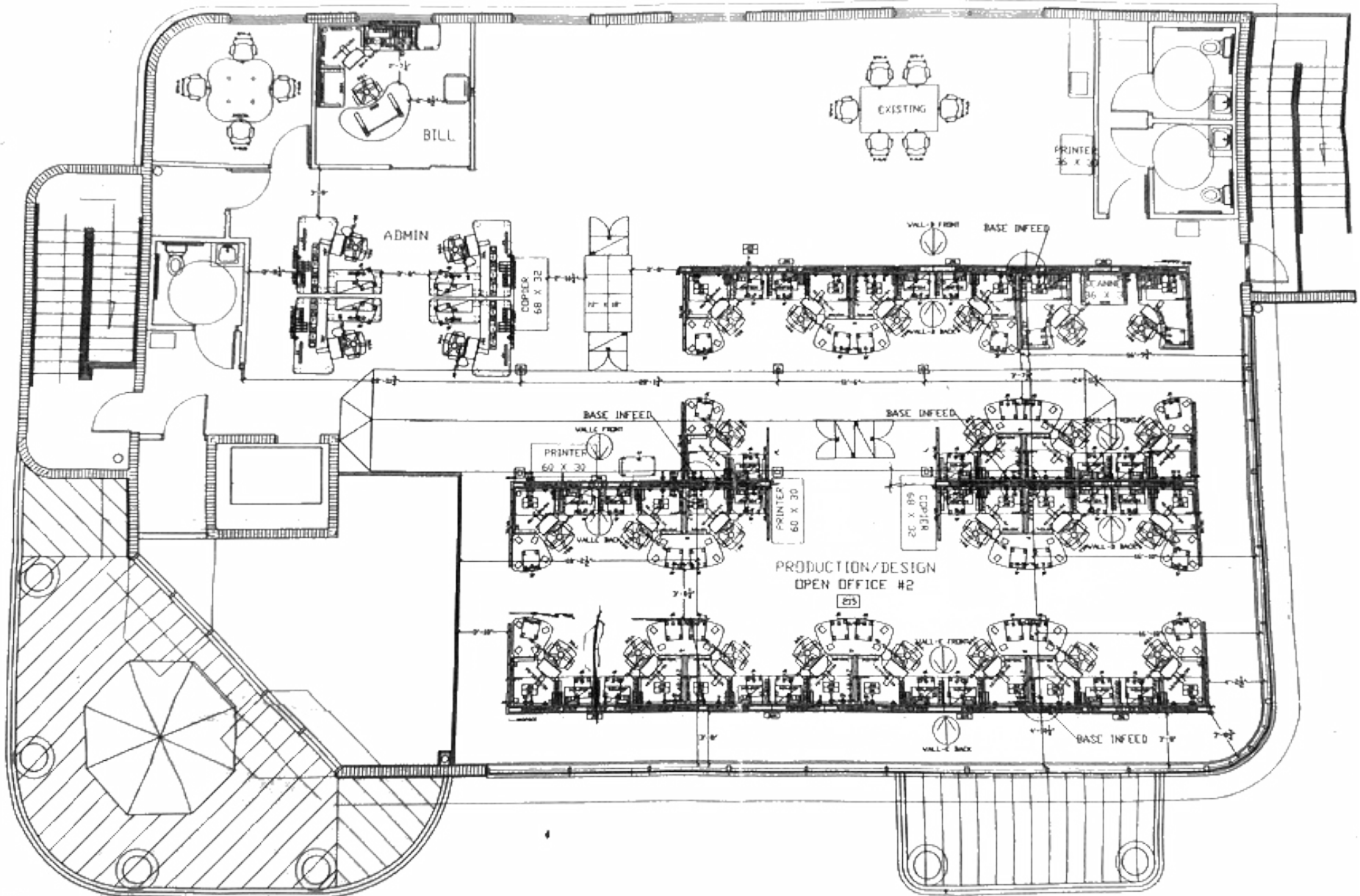
FLOOR PLAN

First Floor - 4,968 SF



FLOOR PLAN

Second Floor - 4,648 SF



CONTACT US

For more details or to schedule a viewing, please contact



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