



OFFICE BUILDING FOR SALE

Prominent two-story office building located in Winter Park's desirable location.

1417 W. Fairbanks Avenue, Winter Park, FL 32789

Property Highlights:

- Prime Winter Park location with exceptional visibility and accessibility
- Total of 17 offices, 3 conference rooms, 4 fireplaces, kitchen area, copy room and large storage area that could be converted into additional office space
- Annex area has a separate entrance to break up the first-floor space into two tenants if necessary



ASKING PRICE:

\$2,500,000



SQUARE FOOTAGE:

Approximately 6,049 square feet on a 0.31-acre corner lot with 112 feet of frontage on Fairbanks Avenue and 114 feet along Lakeview Avenue.



PARKING:

18 Parking Spaces



ZONING:

O-1 Office District



LOCATION:

Located just one mile from I-4, the property provides quick access to downtown Orlando and downtown Winter Park.



Sharon Helsby, Realtor

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+ ASSOCIATES

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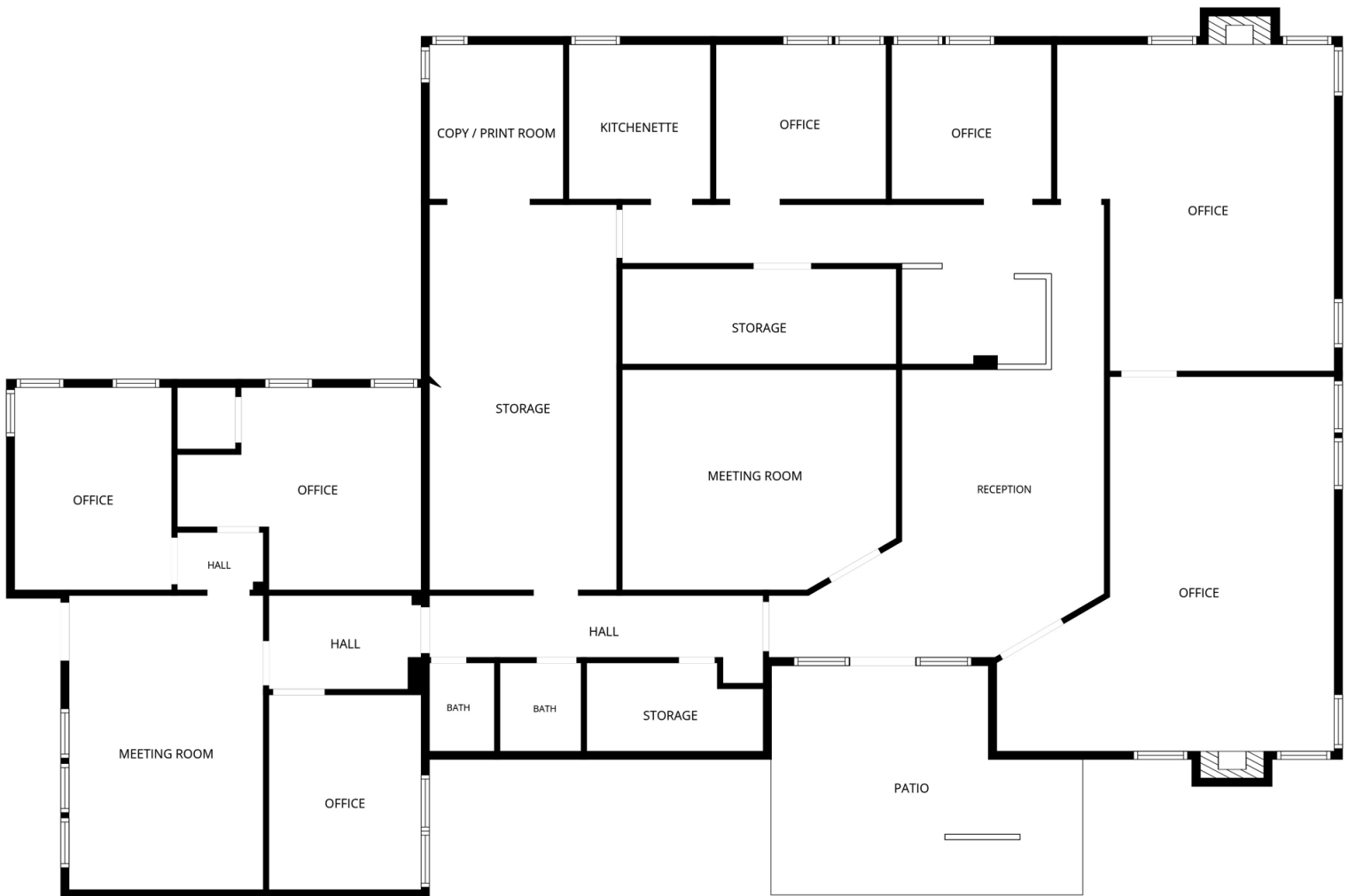
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FIRST FLOOR



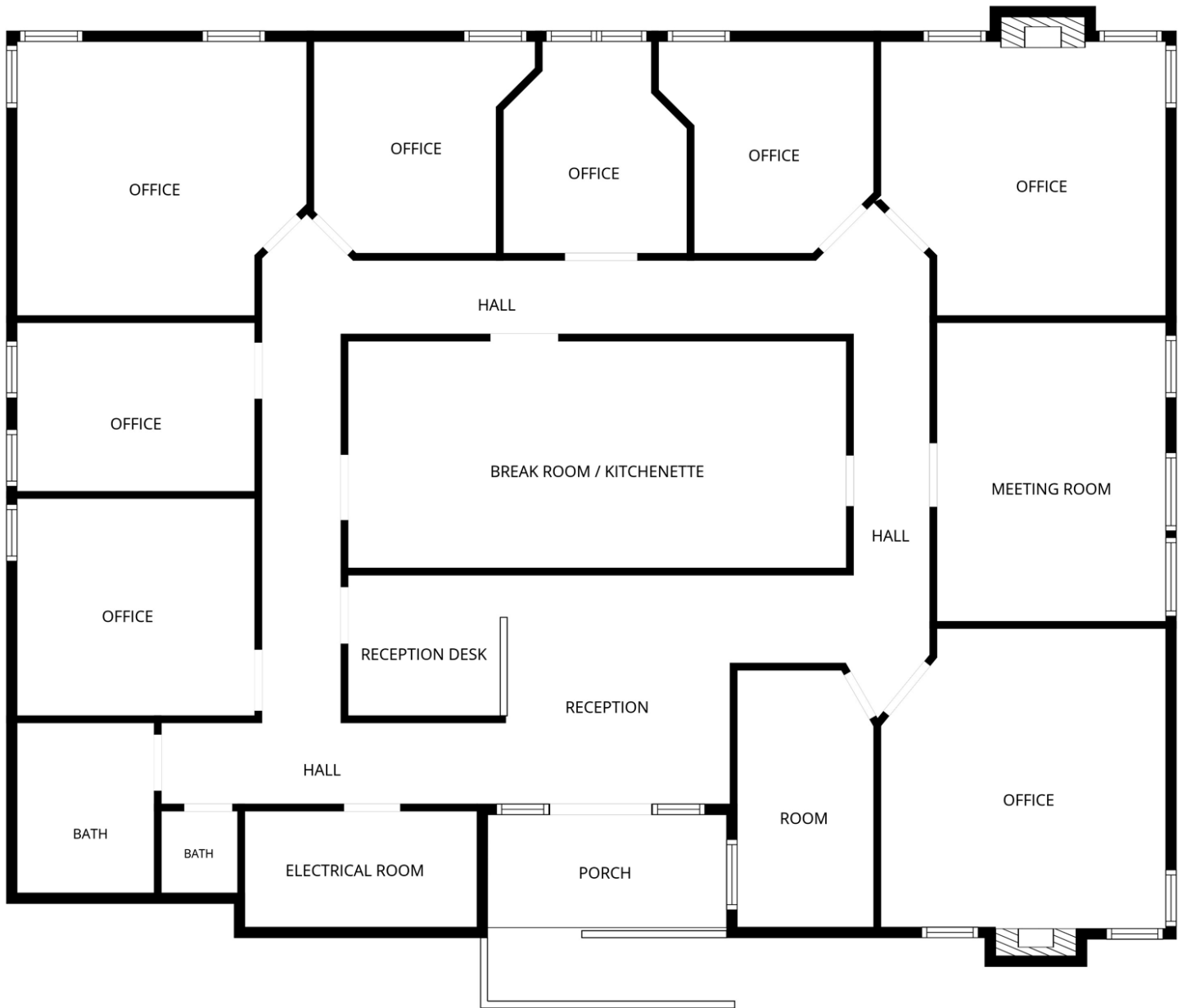
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SECOND FLOOR



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