

1430/1440 Gene St. For Sale-Winter Park

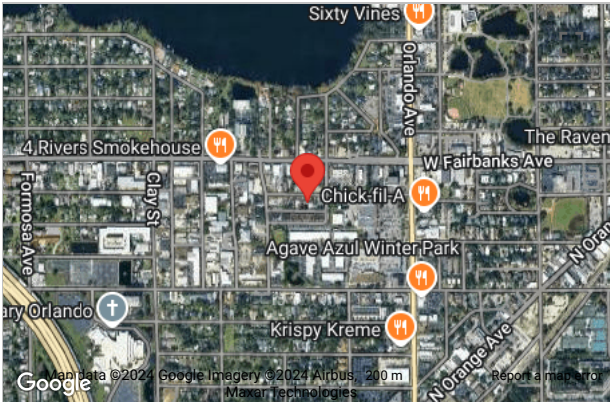
1430 Gene Street & Nicolet Avenue, Winter Park, Florida 32789

\$1,200,000



Building Size	2,422 Square Feet
Land Size	15,003 Square Feet
Zoning	O-1 City of Winter Park
Parking	4 per 1000 SF
Water	City of Winter Park
Sewer	City of Winter Park
Year Built	1955
Construction	Block/Painted Stucco
Roof	Architectural Shingle

For Sale-two (2) vacant office buildings totaling 2,422 SF +/- on a platted lot located at 1430 & 1440 Gene St. in Winter Park, FL 32789. Cannot be sold separately. The Tax ID # for this replatted parcel with 2 structures is 12-22-29-0000-00-033 and the street address is 1430 Gene St., Winter Park, FL 32789. The 1430 Gene St. office building consist of 1274 SF +/- and has 3 concrete paved parking spaces in front of the building plus an additional gravel parking lot in the rear of the property. The 1440 Gene St. office building consist of 1148 SF +/- and has 3 concrete paved parking spaces in the front of the building. The existing gravel parking lot in the rear of the 1430 Building will need to be expanded to provide suitable parking for both buildings. Access for the rear of the buildings will need to be created between the existing structures. The main entrance to the 1430 building will need to be relocated to the north side of the building. The 1430 Building has 3 private offices, large receptionist area, conference room or 4th office, kitchen and one restroom. The 1440 Building has 3 offices, large receptionist area, conference room or 4th interior office, kitchen and one restroom. Both buildings are on sewer and are metered separately for electric and water. Owner selling buildings "as is". At least one handicap parking space will need to be added on the property plus a handicap ramp will need to be installed for access to the 1440 Building. See attached floor plans and surveys.



Agent



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