

FOR SALE 5.08 ACRES | REDEVELOPMENT OPPORTUNITY  
MEDICAL | MIXED-USE | MULTI-FAMILY

**5014-5028 S. ORANGE AVENUE**  
ORLANDO, FL 32809



PRICE: \$5,950,000

Lee & Associates is please to offer for sale two parcels of adjoining land totaling 5.08 acres. The Bell Tractor site is the last property over 5 acres available for sale along Orange Avenue. The site has been used for outdoor construction supplies, storage and sales of heavy farm equipment and implements since 1969.

Contact:

**William "Bo" Bradford, CCIM, SIOR**

President | Principal

bbradford@lee-associates.com

D 321.281.8502



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

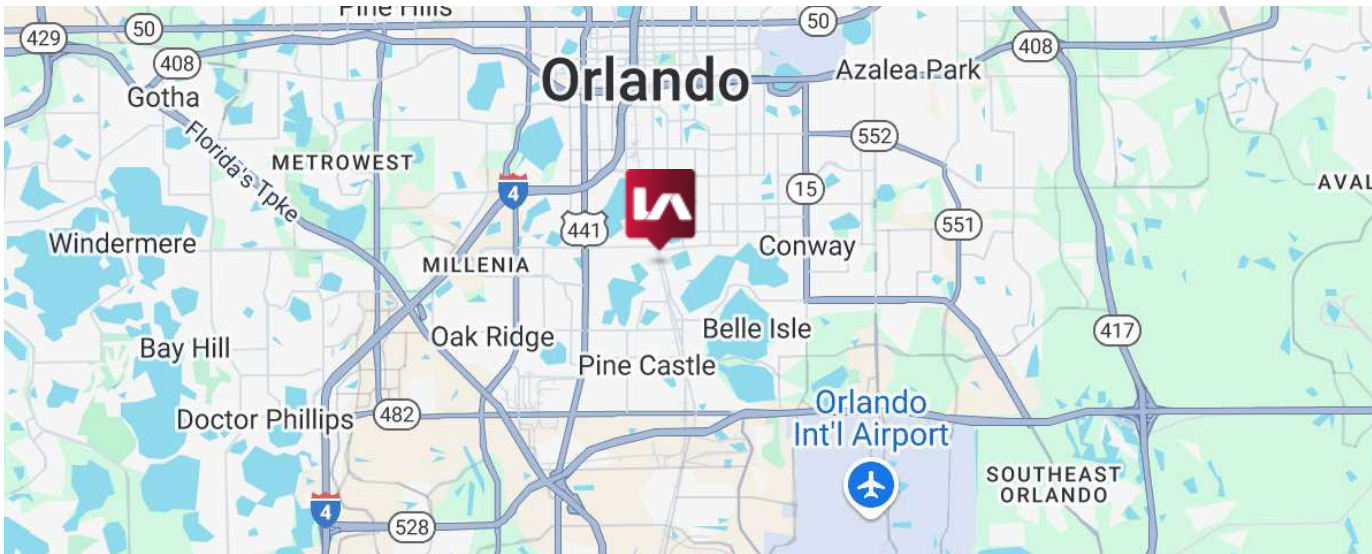


## SUMMARY

The property consists of 27,410 SF +/- of building structures used for covered storage and warehousing storage. Building #1 is fully enclosed and totals 11,076 SF +/- and contains 1,750 SF +/- of office. Building number two is 5,300 SF +/- and is enclosed on two sides. Building number three is approximately 3,354 SF +/- and is enclosed on three sides and Building number four is 7,680 SF +/- and is enclosed on three sides. All of the buildings are metal building structures. The property is high and dry and is mostly paved.

## LOCATION

The property is located 3.4 miles directly South of Downtown Orlando off Orange Ave. The site has over 600 feet of linear frontage along Orange Avenue and over 400' of depth. The property has easy access to the Beach Line (SR 528), Turnpike and Interstate 4.



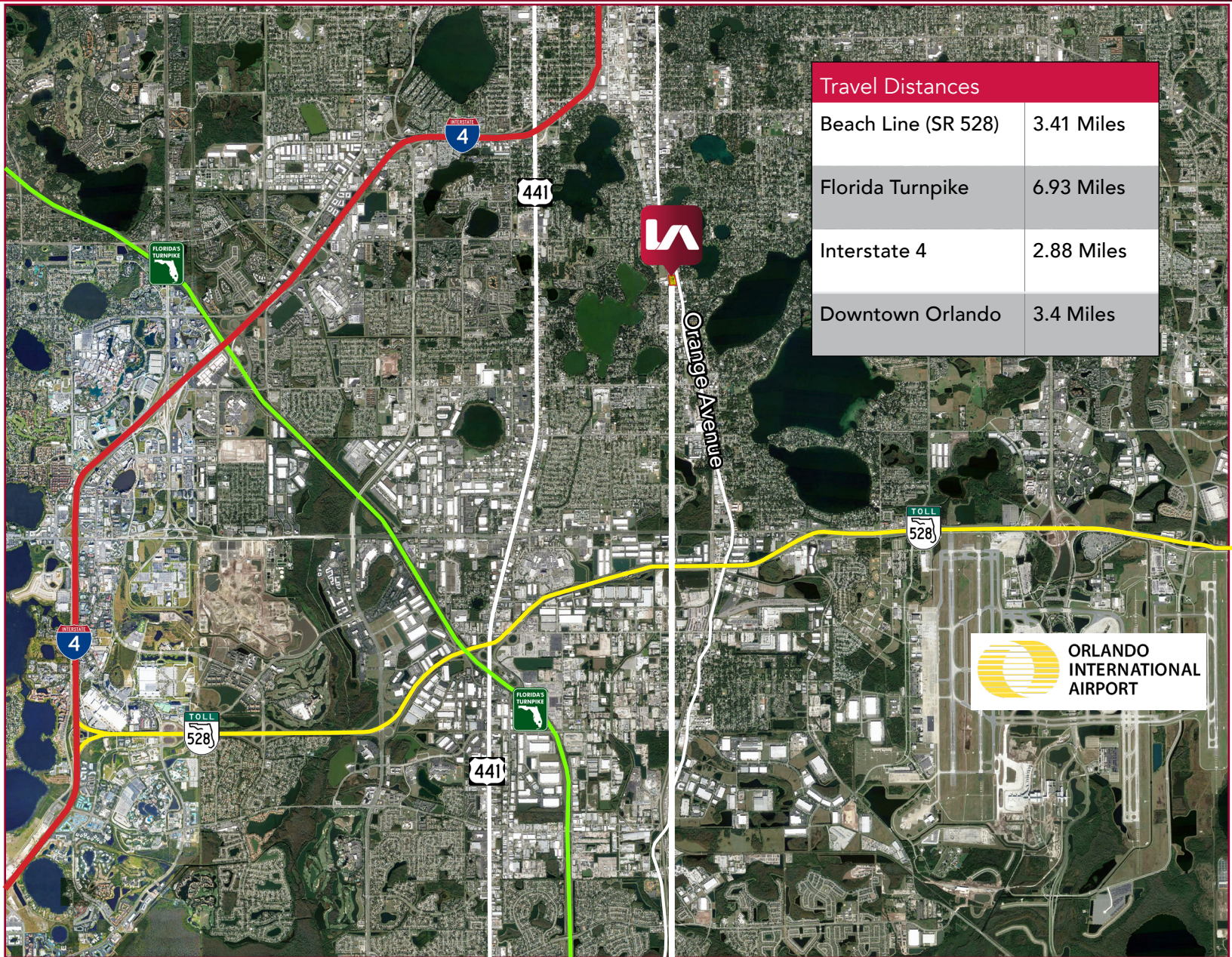
## PROPERTY INFO

The property is a prime infill location that could be redeveloped into a wide variety of uses. These are the two parcels that are each approximately 2.5 acres which could support two smaller retail type developments. Additional uses could include high density mixed uses or multi-family of ± 200 units.

Address:	5014-5028 S. Orange Avenue
Site Size:	5.08 acres ±
Zoning:	ECB Zoning, City of Edgewood
Utilities:	Power: Duke Energy
	Water: OUC
	Septic (Sewer is available)
Potential Uses:	<a href="#">Click here to see permitted uses</a>







Travel Distances	
Beach Line (SR 528)	3.41 Miles
Florida Turnpike	6.93 Miles
Interstate 4	2.88 Miles
Downtown Orlando	3.4 Miles





