

FOR SALE

1020 West Michigan Street, Orlando, Florida 32805

A unique **Commercial** Property right in the center of Orlando, adjacent to I-4 and very close to East-West Expressway, on a busy 4-lane road.

Ideal location for businesses needing fast and easy access all over Greater Orlando like: **Florists, Pest Control, Pet Care & Boarding, Distribution, small manufacturing, Contractors, Catering, Air-conditioning, Plumbing, Electrical, etc. saving a lot of valuable time in traffic.**

*****EXCELLENT SIGNAGE EXPOSURE *****

Has been home to a successful printing business for 27 years and a Home Medical care business for the last 7 years.

Zoned: C-2 Easily accessible for delivery trucks including 18-wheelers

Lot size: 12,200 +/- sq. ft. (100' wide x 122' deep)

2 Buildings:

First – A 2,000+ sq. ft. airconditioned, new AC unit installed 2023, ADA compliant, concrete block building with 2 10'x10' offices and lobby and remaining open space with drop ceiling. 2 bathrooms.

220 volts, 3 phase electrical supply available on the property.

9 parking spaces. Concrete parking lot. Recently connected to sewer.

Constructed new in 1988.

Second – Approx 820 sq. ft. Efficiency Duplex with separate electrical meters has unlimited potential (example: rent it as individual units, Remodel for residence of owner/operator/employee, additional warehouse storage space for business etc. etc.)

Asking \$795,000 (for both buildings)

(May consider a lease also)

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