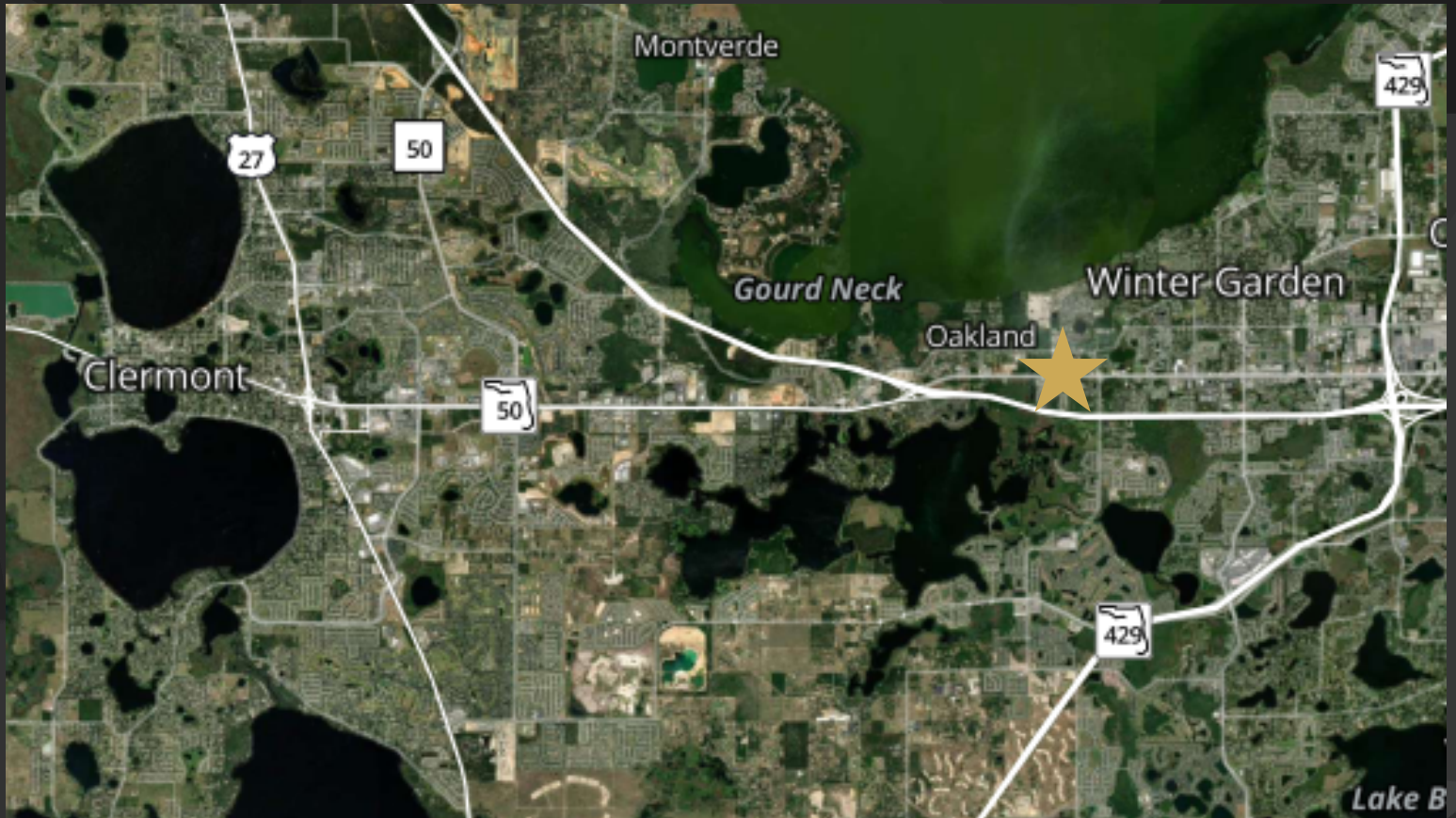


# ALTAMONTE REALTY INC

## 2.9 AC PRIME WINTER GARDEN FRONTAGE



### PROPERTY OVERVIEW

This property is located on arterial SR-50 with high ADT attributed to Winter Garden, Clermont, 429, and the 408. This large acreage combined with C-2 zoning allows for a wide array of possible uses. With traffic counts near 40k per day, this property provides access to business across central Florida.

### WINTER GARDEN

- Ranked one of the best places to live and start a business.
- Accessible to nearby business and highways
- One of the most beautiful cities in Orange County

**Blake Hattaway**

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**377 Maitland Ave Suite 1001 Altamonte Springs, Fl. 32701**

Altamonte Realty INC. has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice. Licensed Real Estate Broker.

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## 2.9 AC PRIME WINTER GARDEN FRONTAGE



### DEMOGRAPHICS

- Population:
  - 5 Miles: 105,000
  - expected to grow by 10K in ten years.
- Average household Income: \$122,000
- 12.3% property value increase

### PROPERTY DETAILS

Building Type: Warehouse  
Land Size: 2.91 AC  
Construction type: Metal  
Sq Ft: 4479  
Lifts: 2 (9,000LB and (7,000 LB)  
Offices: 1 multi, 1 main, multiple storage closets  
Bathrooms: 3  
Parking lot: Dirt  
Parking Spaces: 10+

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# ALTAMONTE REALTY INC FRONT SHOWROOM, OFFICES, 2 BATHROOMS



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# ALTAMONTE REALTY INC SHOP, 2 LIFTS, AND 1 BATHROOM



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# ALTAMONTE REALTY INC OUTSIDE UTILIZATION, GAS AND BATTERY STORAGE FACILITY



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## 2.9 AC PRIME WINTER GARDEN FRONTAGE

### ALLOWABLE USES

- Permitted principal uses and structures in the C-1 central commercial district are as follows:
  - Retail establishments.
  - Eating and drinking establishments.
  - Offices, studios.
  - Financial institutions.
  - Hotels.
  - Private clubs and lodges.
  - Personal services.
  - Recreational and entertainment uses.
  - Public buildings.
  - Churches.
  - Upper story residential.
  - Motels, with a minimum of 300 square feet per unit exclusive of lobbies and accessory floor areas.
- In the C-2 arterial commercial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:
  - Campgrounds.
  - Planned shopping centers.
  - Automobile sales and service.
  - All types of businesses in buildings not of standard construction or without restroom facilities.
  - Miniwarehouse facilities.
  - Truck parking facilities, and other activities of similar nature without adequate buffering from view from a public road and/or adjacent property
  - Other uses which the planning and zoning board determines are of the type and intensity of activity similar to and compatible with the permitted uses in the C-2 district.
  - Children day care centers.
  - Urban farm.
  - Gasoline station or a convenient store with gasoline sales.
  - Any permitted use with a drive-in or drive-through window, aisle or lane which permits or encourages service directly to patrons or occupants within their vehicles without the need to leave their vehicles.

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