

# Transaction Data Systems

788 Montgomery Ave, Ocoee, FL 34761

Presented By:  
Williams Real Estate Group LLC



# Transaction Data Systems

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## Property Details

**Price: \$6,500,000**

- Heavy Traffic
- Near Major Hospital
- Event space on site, offering additional income or adaptive use options
- Highly flexible use options suitable for a variety of commercial operations
- Strong value-add opportunity through lease-up, re-tenanting, or reconfiguration
- Multi-tenant layout allows for diversified revenue streams

View the full listing here: <https://www.loopnet.com/Listing/788-Montgomery-Ave-Ocoee-FL/39126758/>

|                         |                          |
|-------------------------|--------------------------|
| Price:                  | \$6,500,000              |
| Property Type:          | Office                   |
| Building Class:         | B                        |
| Sale Type:              | Investment or Owner User |
| Lot Size:               | 1.64 AC                  |
| Gross Building Area:    | 15,806 SF                |
| Rentable Building Area: | 15,806 SF                |
| No. Stories:            | 2                        |
| Year Built:             | 2011                     |
| Tenancy:                | Multi                    |
| Parking Ratio:          | 4.75/1,000 SF            |
| Zoning Description:     | PUD-COMM                 |
| APN / Parcel ID:        | 20-2228-6148-05-000      |
| Walk Score ®:           | 42 (Car-Dependent)       |

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## Major Tenant Information

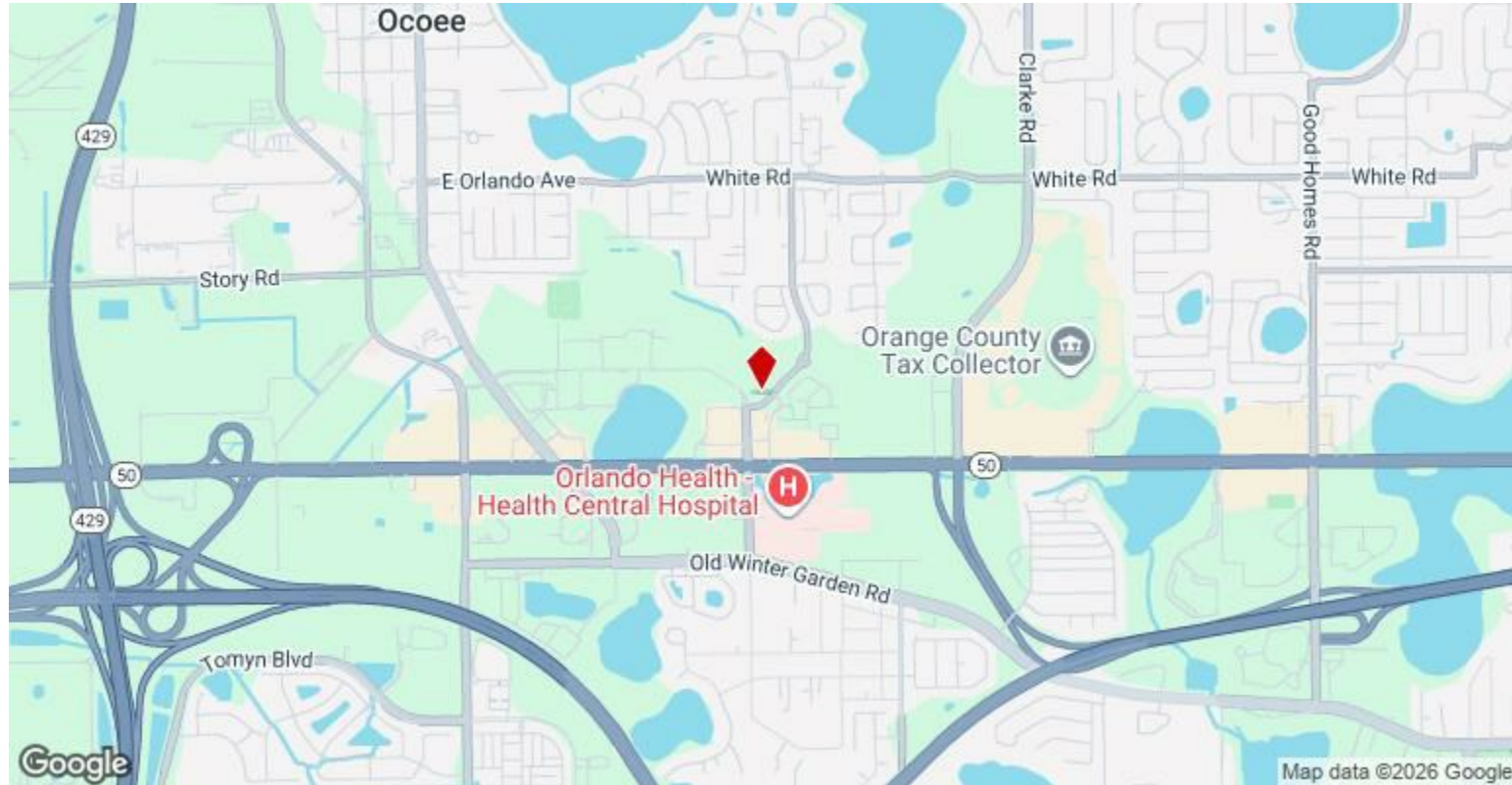
| Tenant                             | SF Occupied | Lease Expired |
|------------------------------------|-------------|---------------|
| Greater Vision Enterprises         | -           |               |
| Greater Vision Healthcare Services | -           |               |
| Inspire Healthcare Center          | -           |               |
| Store Space                        | -           | February 2024 |



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## Location



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## Property Photos



Primary Photo



Building Photo



# Transaction Data Systems

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## Property Photos



Building Photo



Interior Photo

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## Property Photos



Interior Photo



Interior Photo



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## Property Photos



Interior Photo



Interior Photo



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## Property Photos



Interior Photo



Building Photo



# Transaction Data Systems

788 Montgomery Ave, Ocoee, FL 34761

## Property Photos



Building Photo



Aerial



# Transaction Data Systems

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## Property Photos



Building Photo



Building Photo

# Transaction Data Systems

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## Property Photos



Building Photo



Interior Photo



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## Property Photos



Interior Photo



Interior Photo

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Interior Photo



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## Property Photos



Interior Photo



Plat Map

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**Jennifer Williams**

[info@williamsregroup.com](mailto:info@williamsregroup.com)

(407) 881-8363

**Williams Real Estate  
Group LLC**

7065 Westpointe Blvd  
Orlando, FL 32835