

# FOR SALE

**\$975,000**



**6909 Partridge Ln  
Orlando, FL 32807**

**Josiah Biddle, SIOR**

**Sales Associate**

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Suite # 6

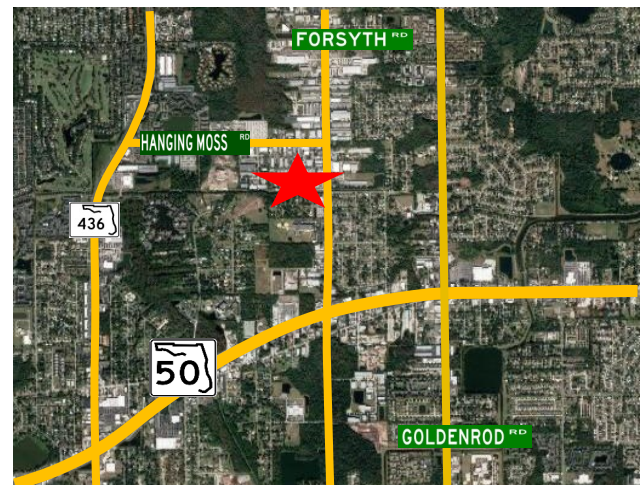
Orlando, Florida 32804

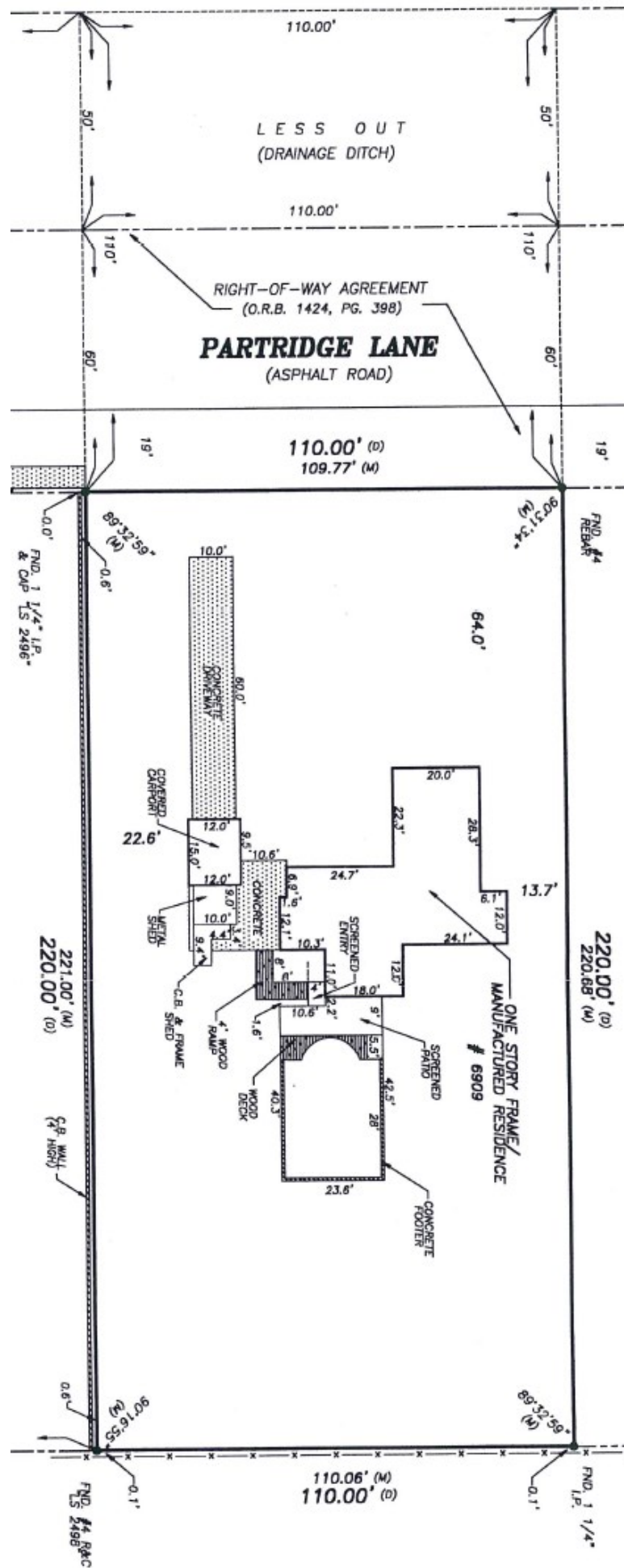
www.mcnultygroupinc.com

<i>Building Size:</i>	<b>1,644 ± SF</b>
<i>Lot Size:</i>	<b>0.56 Acres</b>
<i>Orange Zoning:</i>	<b>C-3</b>
<i>Year Built:</i>	<b>1968</b>
<i>2023 Taxes:</i>	<b>\$2,378.92</b>
<i>NOI:</i>	<b>\$68,341.08</b>



Tenant 1	\$2,100
Tenant 2	\$4,000
Total Gross Rent	\$6,100
Sales Tax	(\$152.50)
Insurance (Monthly)	(\$54.17)
Property Taxes (Monthly)	(\$198.24)
Net (Monthly)	\$5,695.09
Annual Net Income	\$68,341.08





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