



FOR SALE. OFFICE CONDO

821 Douglas Ave #183. Altamonte Springs, FL 32714

1410 SF FREE STANDING OFFICE CONDO



PRESENTED BY
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483 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FL 32714



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COMMERCIAL REAL ESTATE



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Property Overview

Prime Medical Office Investment – Altamonte Springs

Located in a highly convenient and well-established Altamonte Springs medical corridor, this 1,410 SF beautifully upgraded medical office space offers an excellent opportunity for both investors and owner-users.

The property is currently configured with three long-term tenants (who want to remain), providing stable income, with upside potential through updated lease terms and rental rate adjustments. There is also space available to add 2 additional tenants, creating an opportunity for increased revenue.

- **Financial Highlights:**
- Current Monthly Income: \$2,290 (3 tenants and 2 vacancies)
- Association Fees: \$1,900 per quarter
- Property Taxes: Approximately \$4,280 annually
- Insurance: \$3,156 per year

(Buyer to verify association fees, property taxes and insurance based on calendar year at time of closing.)

The office features attractive upgrades and a professional medical layout well-suited for healthcare, wellness, or related professional services. Its central location offers easy access for patients and staff, with proximity to major roadways and area amenities.

Asking Price: \$420,000

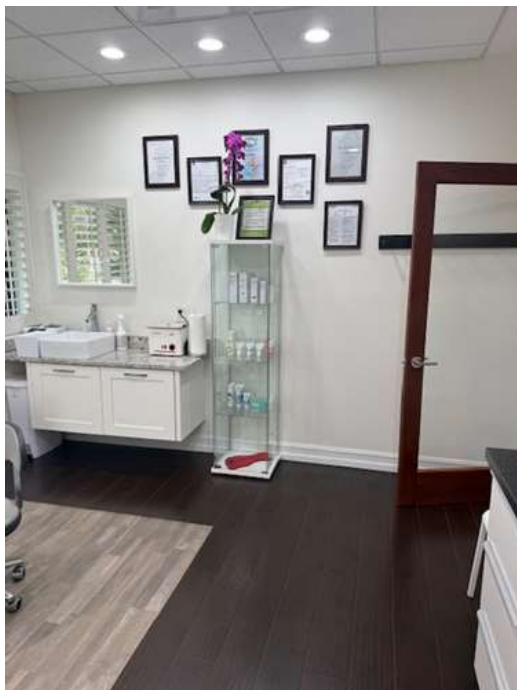
Office 1 - Leased



Office 2 - Leased



Office 3 - Leased



Office 4 - Vacant. Furniture remains

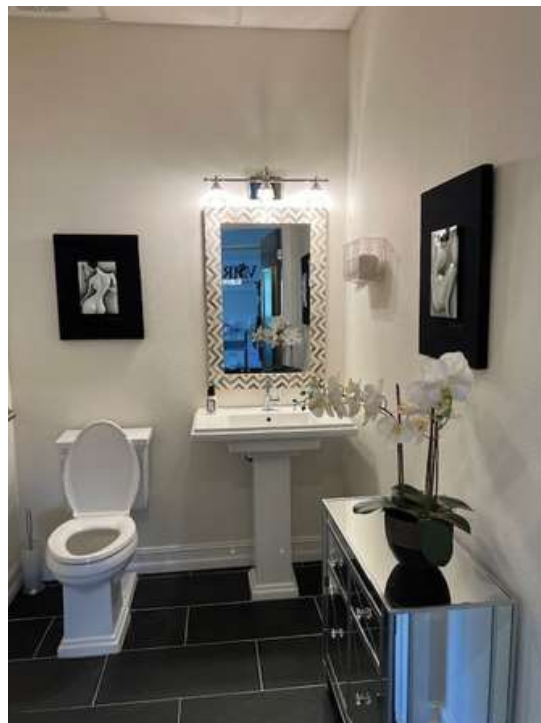


Office 5 - Vacant. Furniture Remains

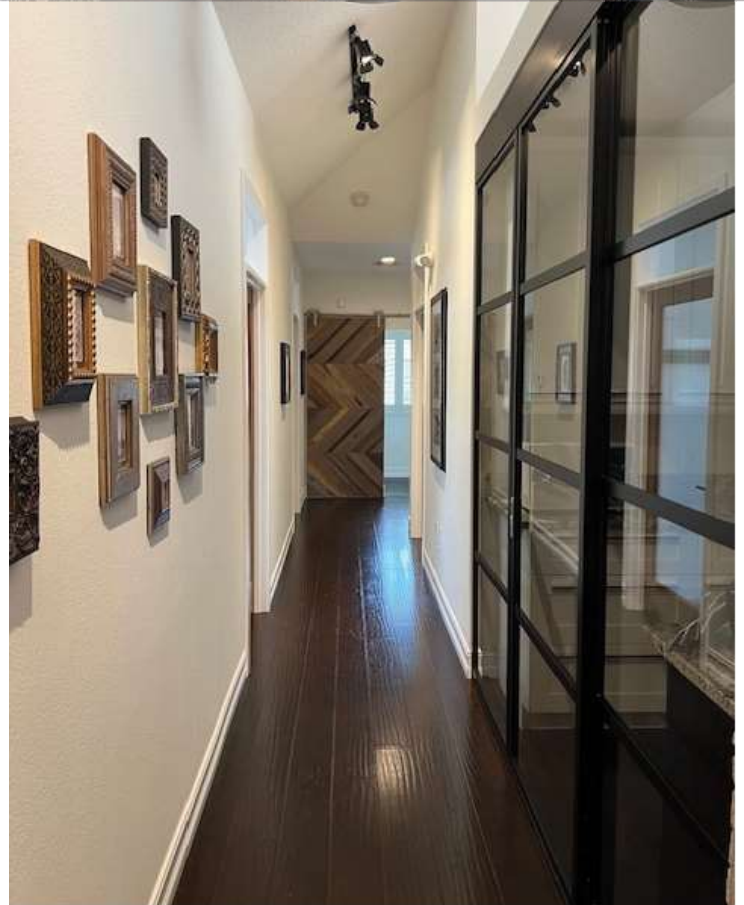


Shared Kitchen

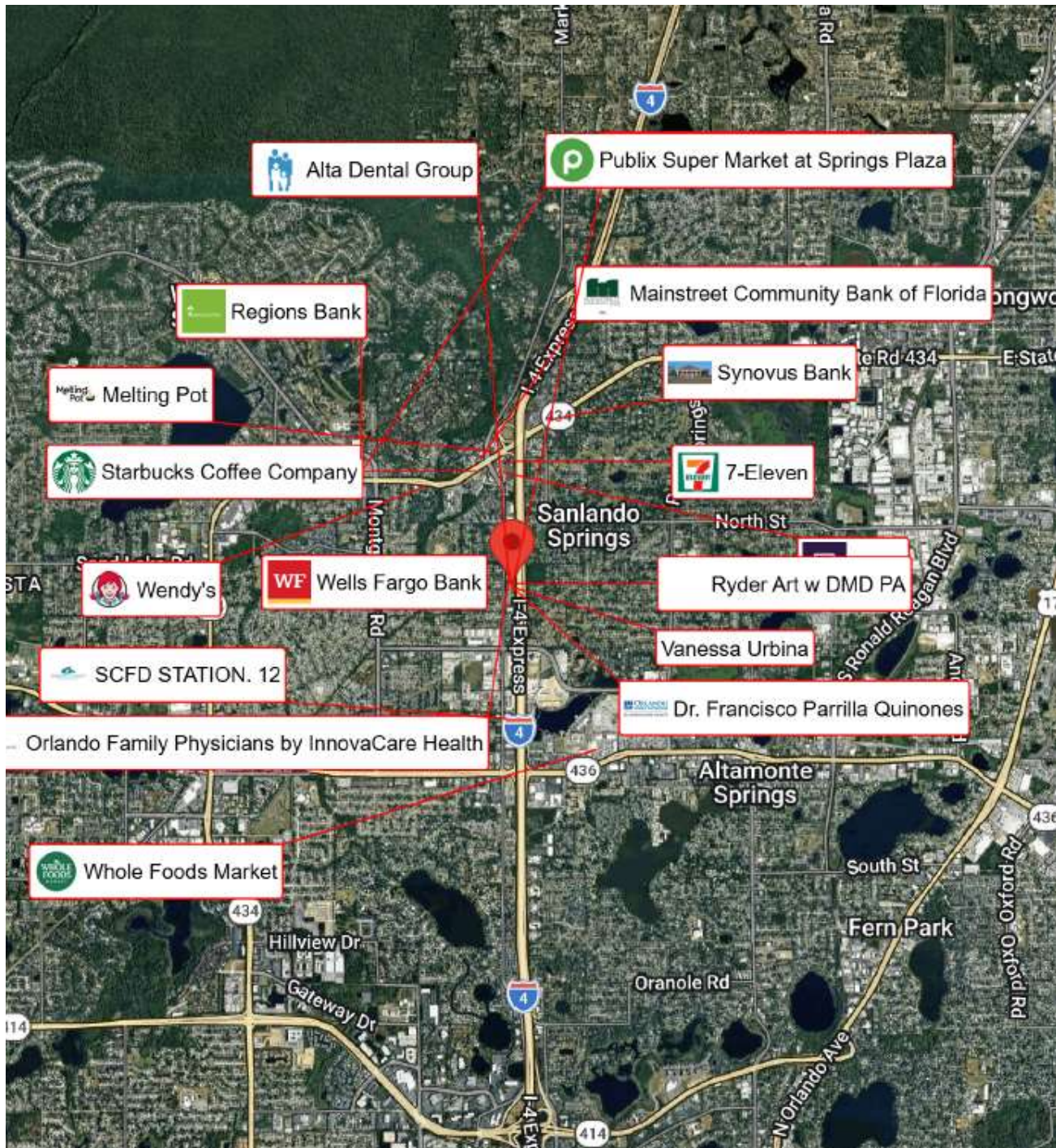
Shared open work space



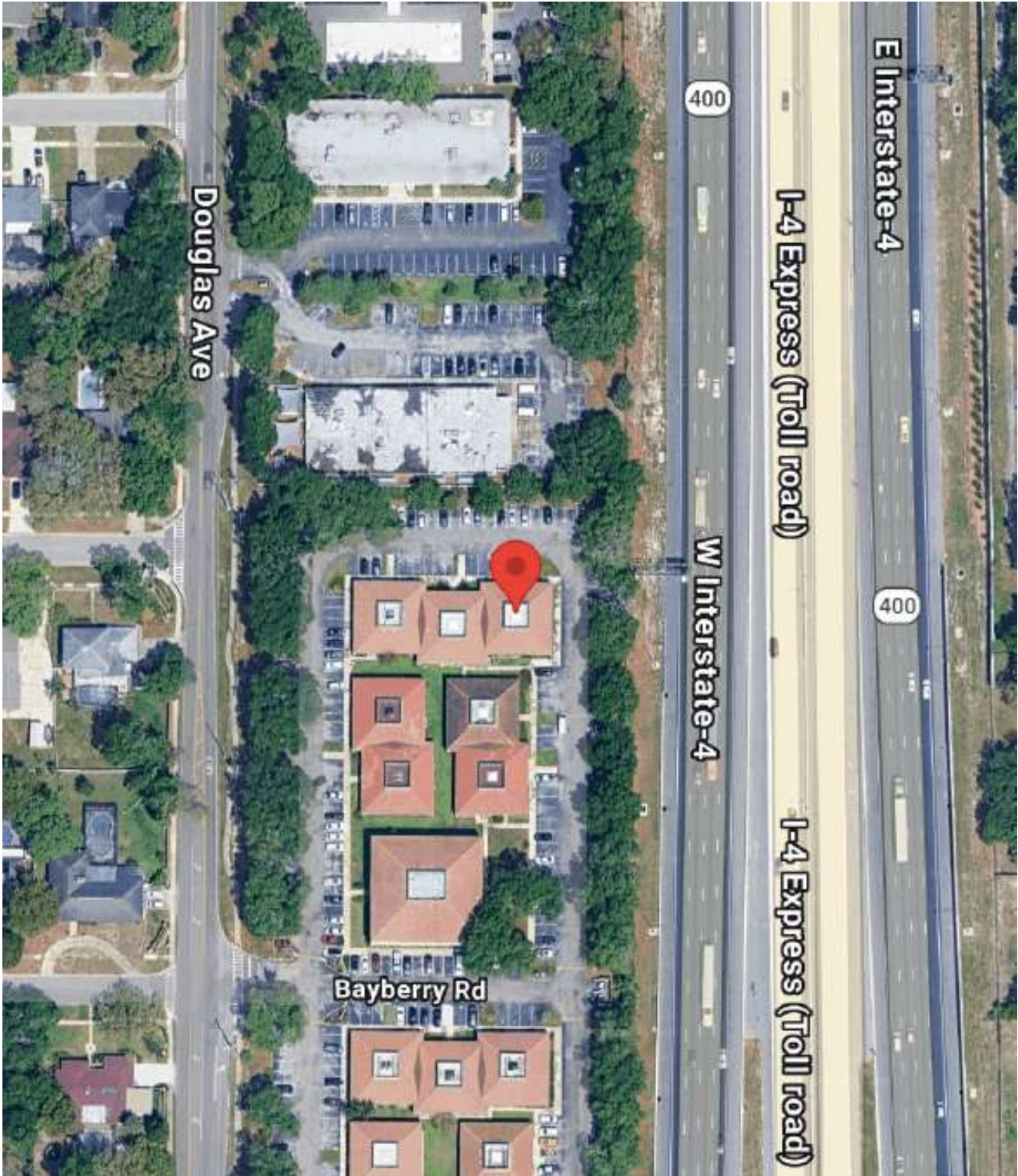
Welcome reception & waiting area. Furniture Remains



Business Map



Aerial Map



Demographics |



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles
Population			
Male	6,408	43,194	109,573
Female	7,116	46,683	116,732
Total Population	13,524	89,877	226,305
Race / Ethnicity			
White	7,011	47,006	119,150
Black	1,893	12,628	32,973
Am In/AK Nat	14	81	158
Hawaiian	3	27	45
Hispanic	3,653	24,114	57,957
Asian	609	3,856	10,704
Multiracial	302	1,932	4,639
Other	41	234	656
Housing			
Total Units	6,730	41,348	100,906
Occupied	6,453	39,580	96,371
Owner Occupied	2,955	20,096	53,706
Renter Occupied	3,498	19,484	42,665
Vacant	277	1,767	4,535

	1 Mile	3 Miles	5 Miles
Age			
Ages 0 - 14	1,862	13,433	35,333
Ages 15 - 24	1,422	9,462	24,091
Ages 25 - 54	6,208	39,218	96,663
Ages 55 - 64	1,546	10,413	27,913
Ages 65+	2,483	17,351	42,306
Income			
Median	\$71,348	\$76,714	\$82,807
Under \$15k	336	2,532	5,999
\$15k - \$25k	578	2,196	5,283
\$25k - \$35k	402	2,828	6,136
\$35k - \$50k	689	4,693	10,703
\$50k - \$75k	1,460	7,180	15,539
\$75k - \$100k	895	5,253	14,481
\$100k - \$150k	1,131	7,247	17,736
\$150k - \$200k	568	3,228	8,601
Over \$200k	393	4,424	11,891

LET'S DISCUSS YOUR NEXT STEPS

Contact me today for further discussion, or to schedule a meeting or call for a more detailed consultation.



MELANIE KAYALEH

DIRECTOR OF COMMERCIAL

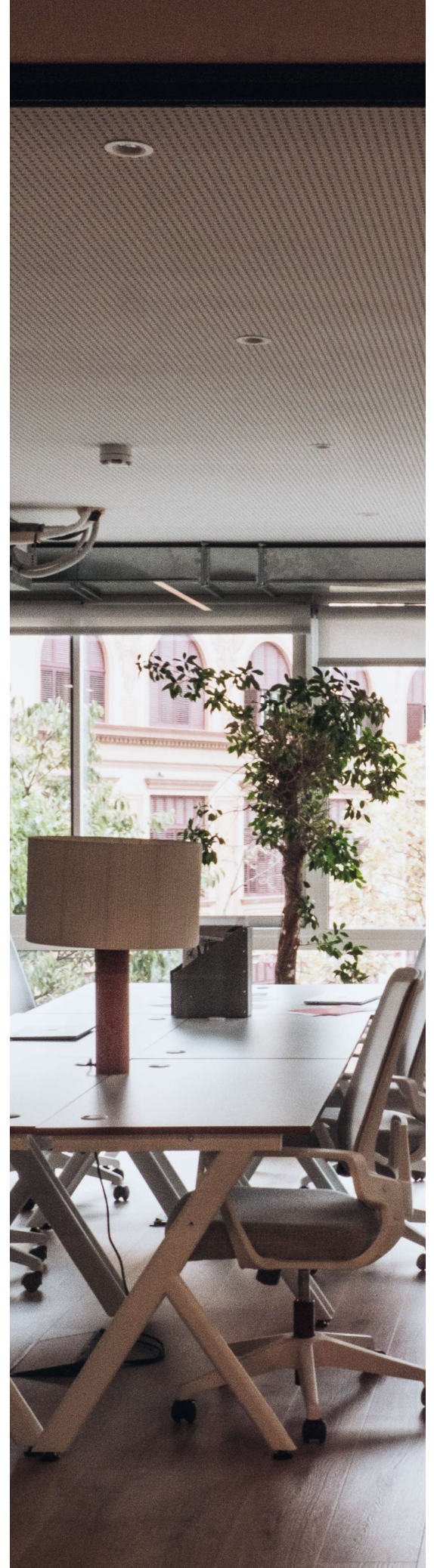
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