



County: Orange
Type: Commercial Sale
Style: Medical Office
Business Type:
Total Acreage: 1 to less than 2
Sqft Heated: 6,706
Total SqFt: 6,836
SqFt Source: Public Records
Property Condition:
New Construction: No
Builder Name:
Builder Model:

Status: Active
Backups Requested: No
List Price: \$2,750,000
Special Sale: None
Year Built: 1993
ADOM: 19
CDOM: 19
LP/SqFt: \$402.28
For Lease: No
Lease Frequency:
Lease Term:
Terms of Lease:
SP/SqFt: \$402.28

Adjacent to Advent Health Pulmonary Medical facility, 326 N Mills Avenue is situated in a Prime Medical and Business district area with a Colonial-Style Red Brick Exterior with Dormer Windows and exceptional curb appeal, with a frontage of 80 feet to North Mills Avenue. 6824 square feet, features 2 reception areas, 7 private offices, multiple open workstations, skylights, full service Kitchen, 4 restrooms, a Stylish Business Conference Room, electrical and computer monitor room, 2 file rooms. New Roof (March 2026) also available for a Triple Net lease (NNN) in the amount of \$16,000 a month , for five years to a minimum of three years .

Legal Desc: EOLA PARK HEIGHTS H/33 LOTS 9 THROUGH 16BLK E
Ownership: Fee Simple
Tax ID: 25-22-29-2508-05-100
Taxes: \$112,826.11
Tax Year: 2025
CDD: No
Homestead: No
Other Exemptions: No
Building Name/Number:
Bldg # Floors: 1
Floor:
SW Subd Condo#:
SW Subd Name:
Complex/Comm Name:

Flood Zone: X
Add Tax Ids:
Auction Firm/Website:
Auction Type:
Buyers Premium:
MH Make:
MH Model:
MH Width:
Water Name:

SE/TP/RG: -22-29
Lot: 9
Lot Size SqFt: 55,988
Lot Size Acres: 1.29
Zoning: O-1/T
Census Tract: 010202
Census Block: 1
Use Code:
Future Land Use:
Planned Unit Dev: No

Financing Terms:
Lease Term:

Terms Of Lease:

Net Operating Income Type:
Annual IncomeType:
Tenant Pays:
Transportation Access:

A/C: Central Air
Heat/Fuel: Central
Electric Service:
Sewer: Public Sewer
Total # of Buildings: 1

Security Features: Security System
Floor Coverings: Carpet, Laminate
Ceiling Height:
Freezer Space: No
Converted Residence: No
Ceiling Type:

Class of Space:
SpaceType:

Utilities: Electricity Available, Phone Available, Water Connected

Ext Construction: Brick
Roof: Shingle
Miscellaneous:
Miscellaneous 2:
Lot Features: Corner Lot, In City Limits, Landscaped, Street Lights, Street Paved

Road Frontage Type: Access Road, Business District
Adjoining Property: Commercial, Residential
Other Structures:
Total Number of Buildings: 1

Door Height:
Door Width:
Eaves Height:
Garage Door Height:
Easements:

List Agent: Alain Hart
Agent ID: 261072326
Agent Pager/Cell: 407-340-4165
List Agent E-mail: alainhart0@gmail.com
Agent Fax: 407-833-9235
List Office: FLORIDA REALTY INVESTMENTS
Office Fax: 407-207-2101
Sales Team:
Listing Type: Exclusive Right To Sell
List Date: 06/10/2026
Financing Avail: Cash, Commercial Financing, Lease Purchase
Original Price: \$2,750,000.00
Showing Instructions: Call Listing Agent
Realtor Remarks: New roof March 2026

List Agent 2:
Agent ID 2:
List Office 2:
List Office 2 ID:

Association/Manager Contact Name:
Expiration Date: 06/10/2027
Selling/Lse Agent:
Sell/Lse Office:
Sell Office ID:
Selling/Lse Agent 2:
Sell Office 2:
Terms:

Directions: Exit I-4 on Colonial make a right (south) on Mills Avenue, Make a right on Livingston Street. building on left facing Mills Avenue .