

6972 ALOMA AVE UNIT 28 FOR SALE

6972 Aloma Ave # 28 | Winter Park, FL 32792

Office/Flex/Medical Condo For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



GOOGLE TOUR



\$396,000
PRICE



1,440 SF
SIZE



C-3
ZONING



1988
BUILT

- 1,440 SF office/flex/medical office condo for sale in Winter Park, FL
- 4 private offices, kitchen with washer hookup. AC warehouse in back (roll-up door conversion possible)
- Flexible for many users: contractors, e-commerce, showrooms, real estate/insurance, medical, tech, and more.
- Central location near Winter Park, Oviedo, UCF & Full Sail - own instead of lease



5 MILE POPULATION
264,477



5 MILE AVG HH INCOME
\$141,291



5 MILE EST HOUSEHOLDS
110,896



5 MILE # EMPLOYEES
139,405

[PROPERTIES.LQCRE.COM/ALOMA-AVE-UNIT-FOR-SALE](https://properties.lqcre.com/aloma-ave-unit-for-sale)



Maitland, FL 32751

500 Winderley Pl #104

[LQCRE.COM](https://lqcre.com)

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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PROJECT SUMMARY

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Stop paying rent and own your own 1,440 SF commercial office/warehouse condominium in Winter Park's desirable Aloma Business Center. This well-located property offers excellent visibility along Aloma Avenue, convenient access to SR 436 and SR 417, plenty of parking, and a highly functional layout designed for a wide range of owner-users.

The space features four private offices, a kitchen with washer hookup, and a spacious air-conditioned warehouse in the rear. The warehouse is currently accessed by double doors, with the potential to convert the opening to a roll-up door (subject to association and governmental approvals), providing even greater flexibility for warehouse or service-oriented operations. HOA fee is \$890.97 per quarter. 2025 gross tax total: \$3,193.58.

Ideal for contractors, service businesses, light assembly, e-commerce operations, designers, showroom users, real estate or insurance offices, medical support businesses, technology firms, and other professional or commercial users seeking a flexible combination of office and warehouse space. Located in an established business center with easy access to Winter Park, Oviedo, Casselberry, UCF, Full Sail University, and the greater Orlando area, this property presents a rare opportunity to own your workspace, build equity, and eliminate rising lease costs while operating from one of Central Florida's most convenient business locations.



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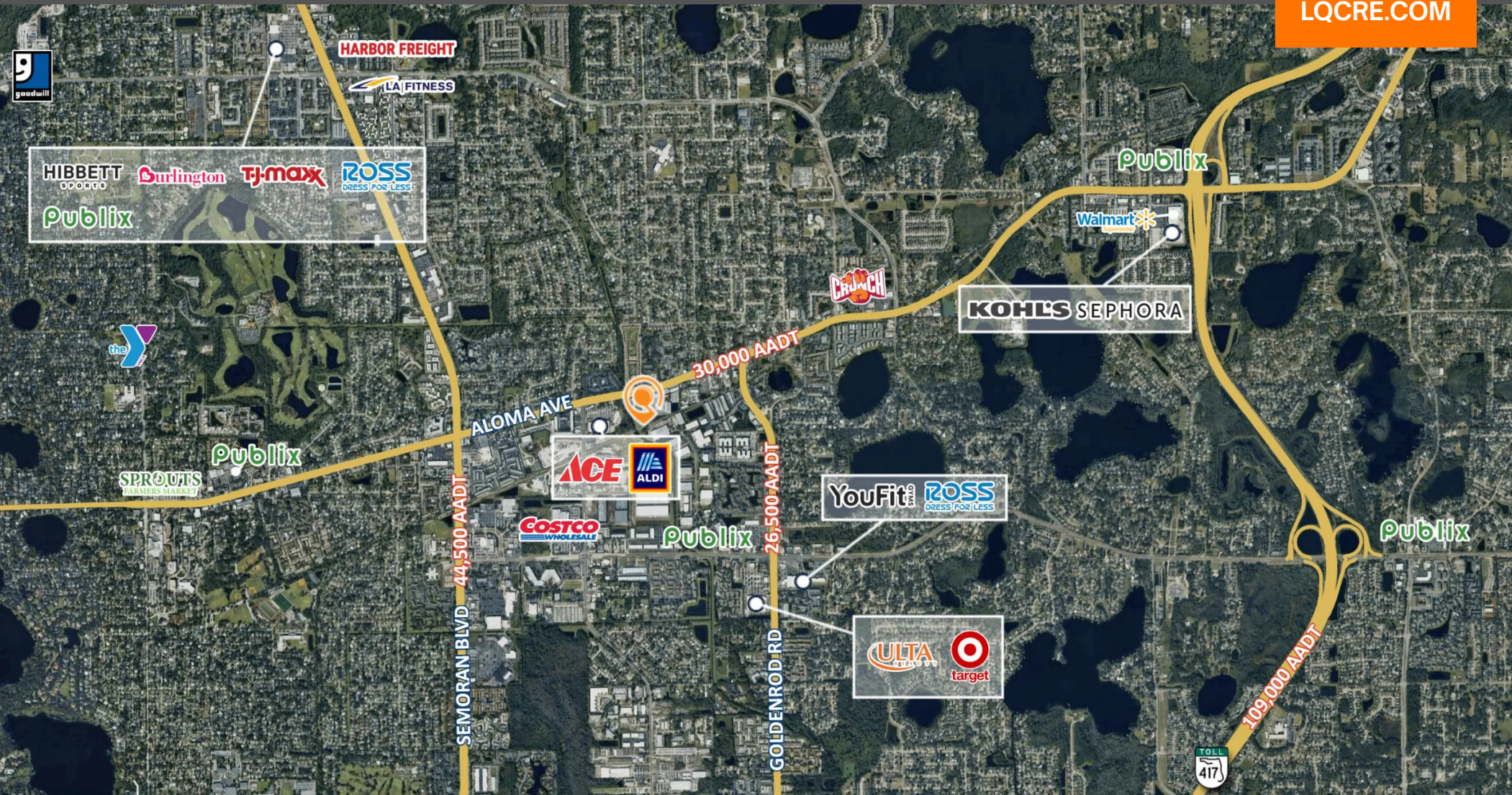
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