

# For Sale

# 300 W. Franklin Street

Ocoee, FL 34761



8,618± sf | Owner-User Opportunity

**AVISON  
YOUNG**

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## Introduction

This owner-user opportunity includes one (1) free-standing office/retail building totaling 8,618± sf on 1.48 acres. With an excellent location in Ocoee, the property is easily accessible with close proximity to major thoroughfares such as the SR 429, Florida Turnpike, Franklin St (Plant St), W Colonial Drive and S.R. 408. The property is located across the street from a proposed roundabout which is part of the City's plan to improve/beautify the entrance coming into Ocoee off SR 429. With a commercial kitchen in place, the property allows for a wide variety of uses.

## PROPERTY HIGHLIGHTS

**BUILDING OFFERS A HOOD SYSTEM, GREASE TRAP, WALK-IN FREEZER & COOLER**

**REINFORCED CONCRETE CONSTRUCTION**

**GREAT FOR A COMMISSARY KITCHEN (FOOD TRUCKS), DAYCARE, DOGGY DAYCARE, GHOST KITCHEN, ETC.**

**OWNER-USER OPPORTUNITY**

**ROOF REPLACED IN 2025**

**PROPOSED ROUNDABOUT DIRECTLY ACROSS THE STREET**

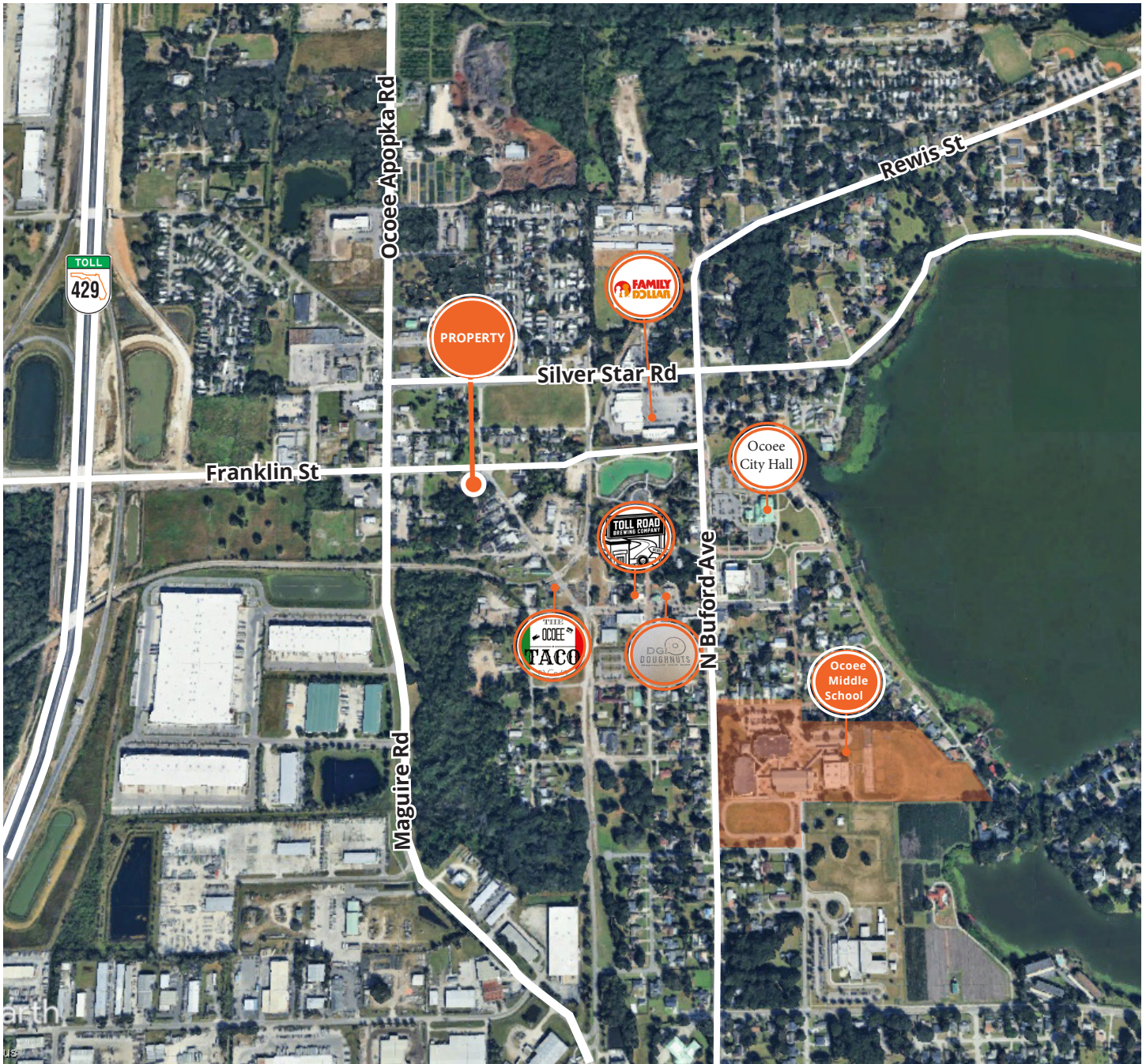
**SITUATED DIRECTLY OFF S.R. 429 MINUTES FROM DOWNTOWN OCOEE**

**ZONED C-1 & C-3**

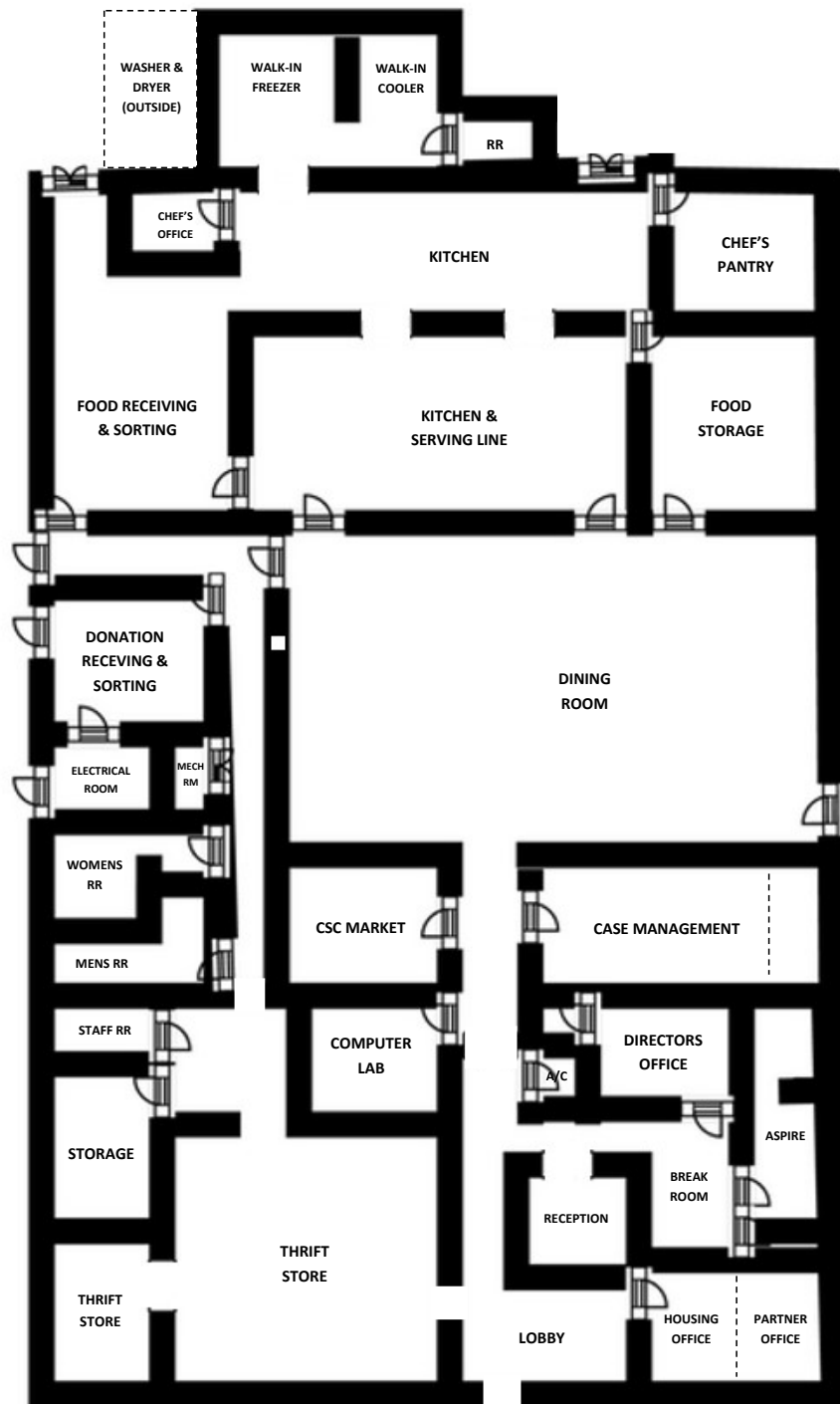


# Photos

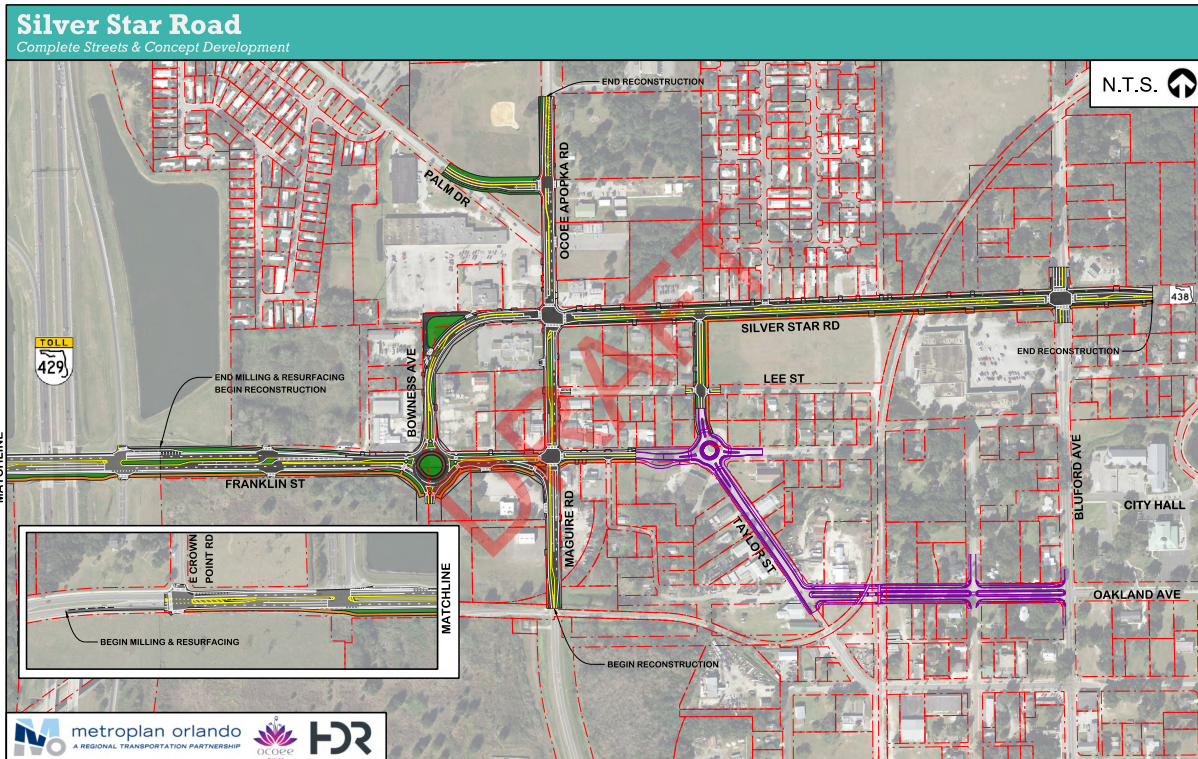




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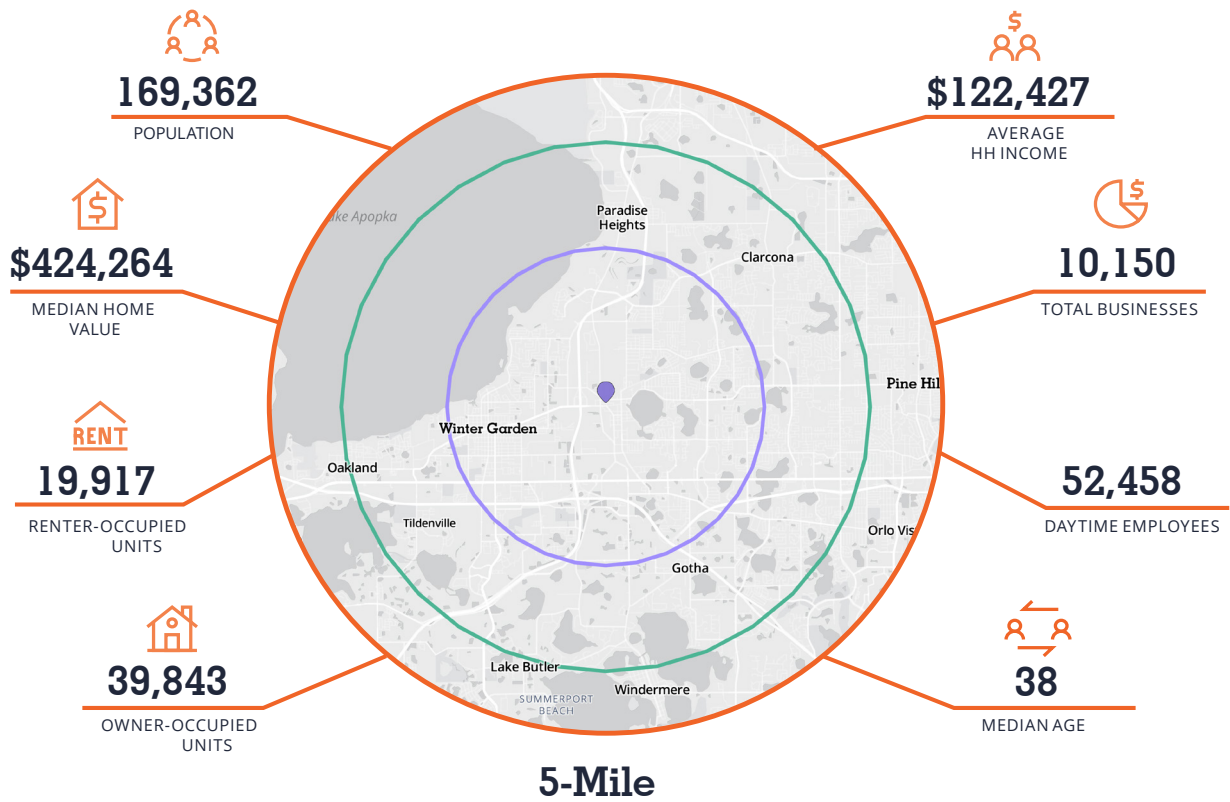
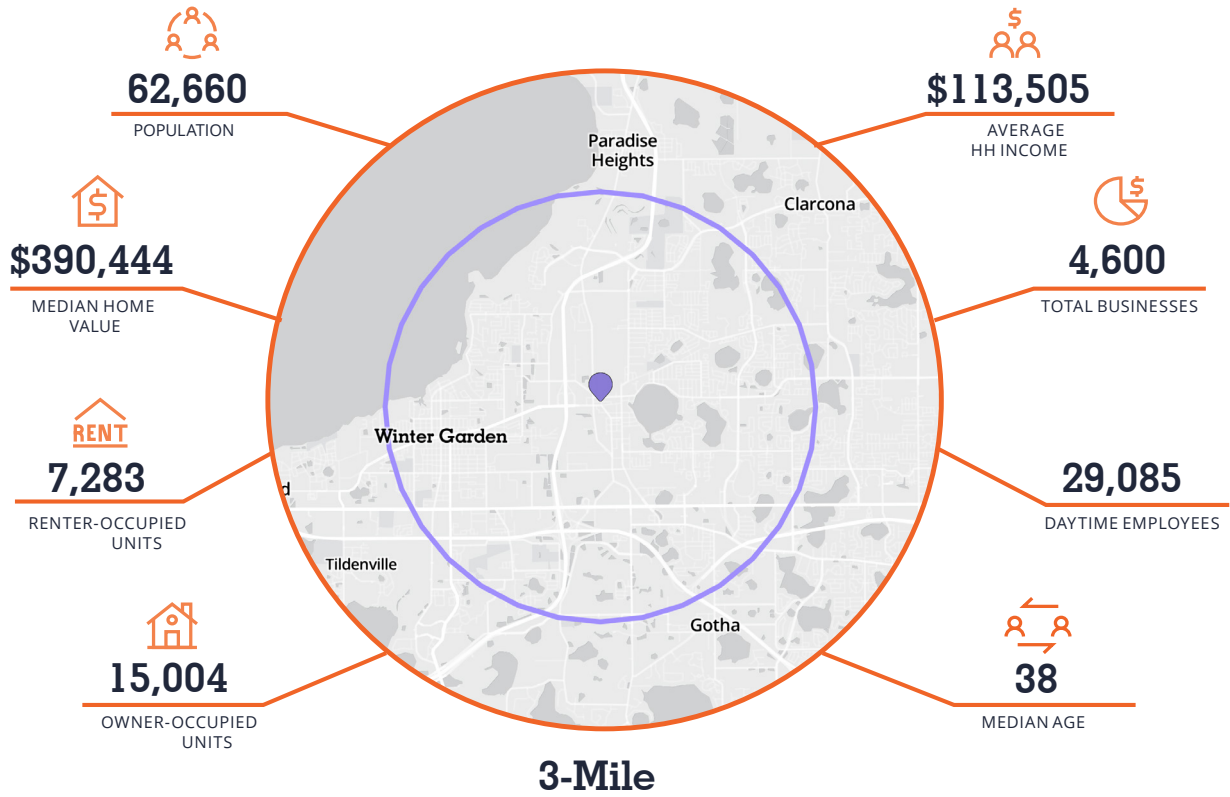


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**If you would like more information about this offering,  
please get in touch.**

## Sale contacts

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