

FOR SALE - COMMERCIAL PROPERTY

\$1,600,000

6581 Seminole Blvd

Seminole, FL 33772

Zoned CG - Commercial General



235 FT OF SEMINOLE BOULEVARD FRONTAGE

36,000 VPD

7,492 SF

GROSS
BUILDING SF

4,507 SF

AIR
CONDITIONED

1,973 SF

WAREHOUSE /
RECEIVING

1,012 SF

MEZZANINE
STORAGE

0.62 AC

PARCEL
SIZE

PROPERTY OVERVIEW

A rare opportunity to acquire a highly visible, versatile commercial building in one of Seminole's most established corridors. Zoned CG (Commercial General), this property offers broad permitted uses and exceptional long-term flexibility for owners, investors, and tenants alike.

The building features 4,507 SF of air-conditioned space across four office/workshop areas in two current suites - easily reconfigured for additional tenants or a single-occupant layout. Ground-floor warehouse with north & south access plus a mezzanine round out this versatile offering.

PROPERTY HIGHLIGHTS

- **235 ft** of direct Seminole Blvd Frontage
- **36,000 vehicles** per day passing traffic
- **Two current suites** - flexible options
- **4 office/workshop areas** + 2 bathrooms
- **1,012 SF Mezzanine** storage
- **14 parking spaces** with room to expand
- **Pond feature** at rear of property
- **Easy access** in all directions

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