

**FOR
SALE**

10 YEAR NNN INVESTMENT
10 YEAR BASE LEASE – 6.3% CAP RATE

4702 WEST COLONIAL DRIVE
ORLANDO, FL 32808



PROPERTY HIGHLIGHTS

- New 10 Year NNN Lease
- 2 Separate Income Producing Parcels
- New Roof, HVAC, and Tenant Renovations in 2022
- Landlord covers Roof and Structure. Tenant covers all other items
- Tenant is a well-established Auto Dealership in the Orlando Market
- Over ½ Acre C-3 Zoned Site
- High Traffic Exposure with over 43,000 Cars per Day
- Excellent Street Signage
- \$6349 NNN a month with 3% annual increases
- Current Net Operating Income is \$80,378
- **Sales Price: \$1,285,000 (6.3% Cap Rate)**

CONTACT

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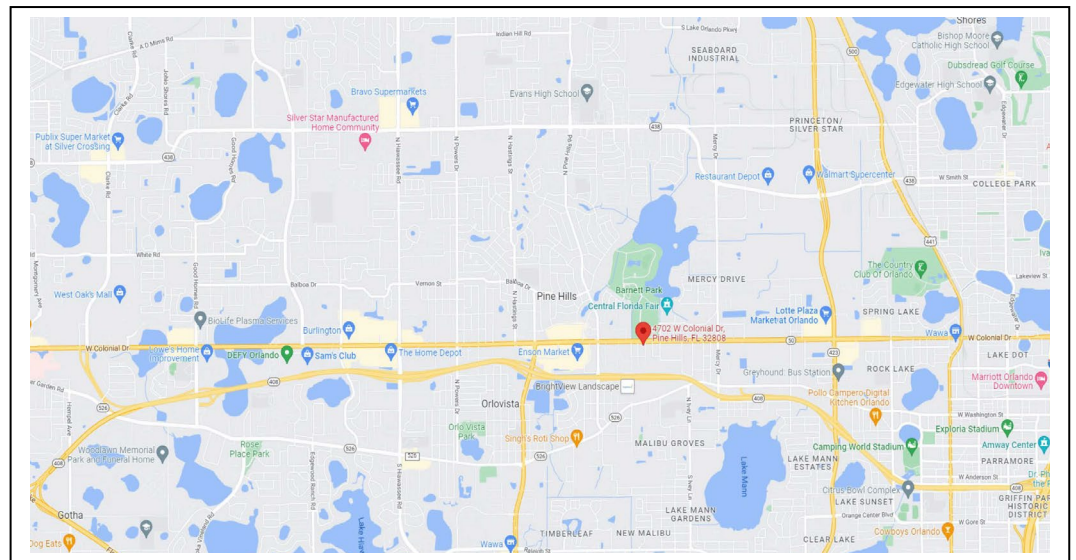
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