



**WINTER PARK
WAREHOUSE
FOR SALE**

**1905 KENTUCKY AVE.
WINTER PARK, FL 32789**



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CITY COMMERCIAL
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1905 KENTUCKY AVE - WINTER PARK WAREHOUSE

Purchase Price	\$2,900,000
Parcel ID	<u>12-22-29-6172-02-330</u>
Total SF	± 7,200 SF
	Warehouse 6,000 SF / Office 1,200 SF
Zoning	Winter Park C-3

Prime Winter Park Warehouse Brand New Renovation

± 7,200 SF | ± .32 acres

- **± 6,000 SF Warehouse**
 - **New roof with 25Y warranty**
 - **22' clear height, 20' eaves**
 - **Under Air**
 - **Column-free**
 - **100' x 60'**
 - **Double Glass Entry Doors**
 - **Four roll-up doors**
- **± 1,200 SF Office Area**
 - **Central hub room**
 - **Private office**
 - **Two restrooms**
 - **Shower**
 - **All new flooring and fixtures**
- **New seal & stripe with 10 parking spaces**
- **Direct Access to I-4, Fairbanks and 17/92**

Possible uses under C-3:

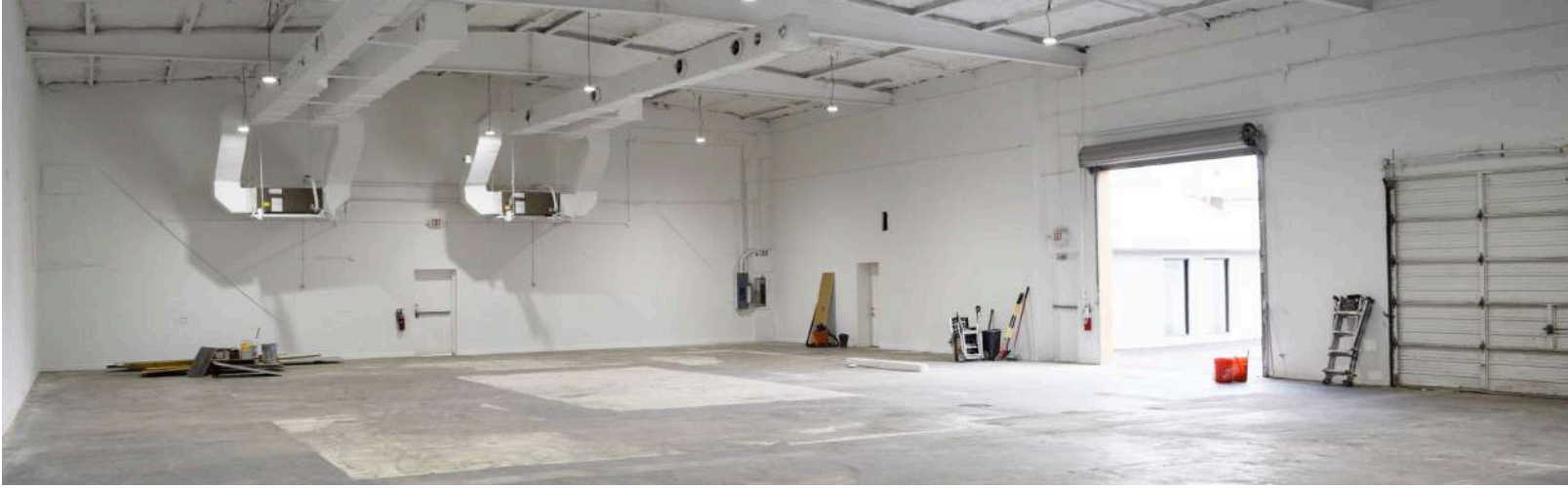
- **Sports - baseball, basketball, pickleball, and volleyball**
- **Car Collector - Luxury vehicle storage**
- **Fitness / Group & Personal training**
- **Specialty trades, light assembly & manufacturing**

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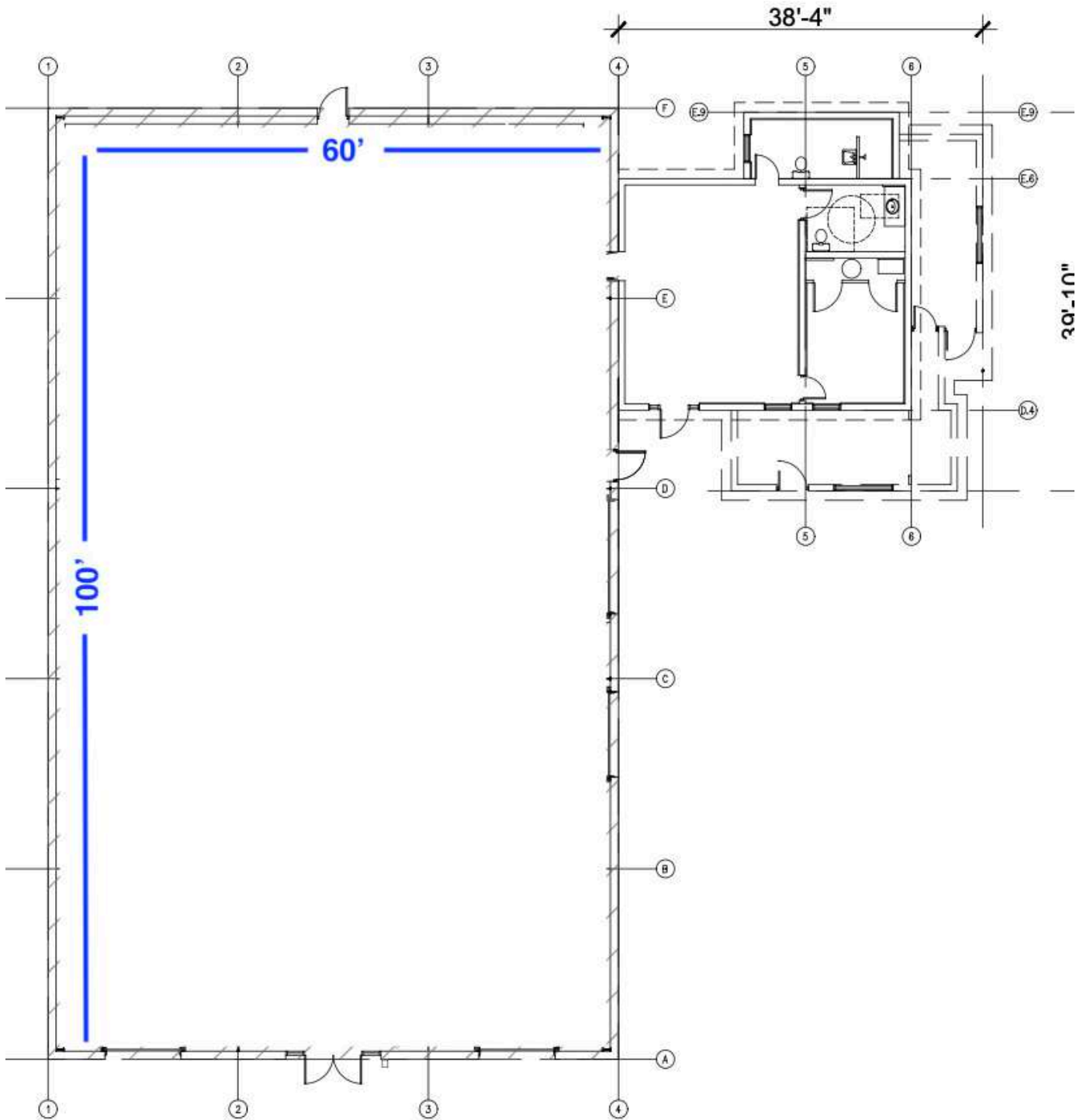
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Space Plan



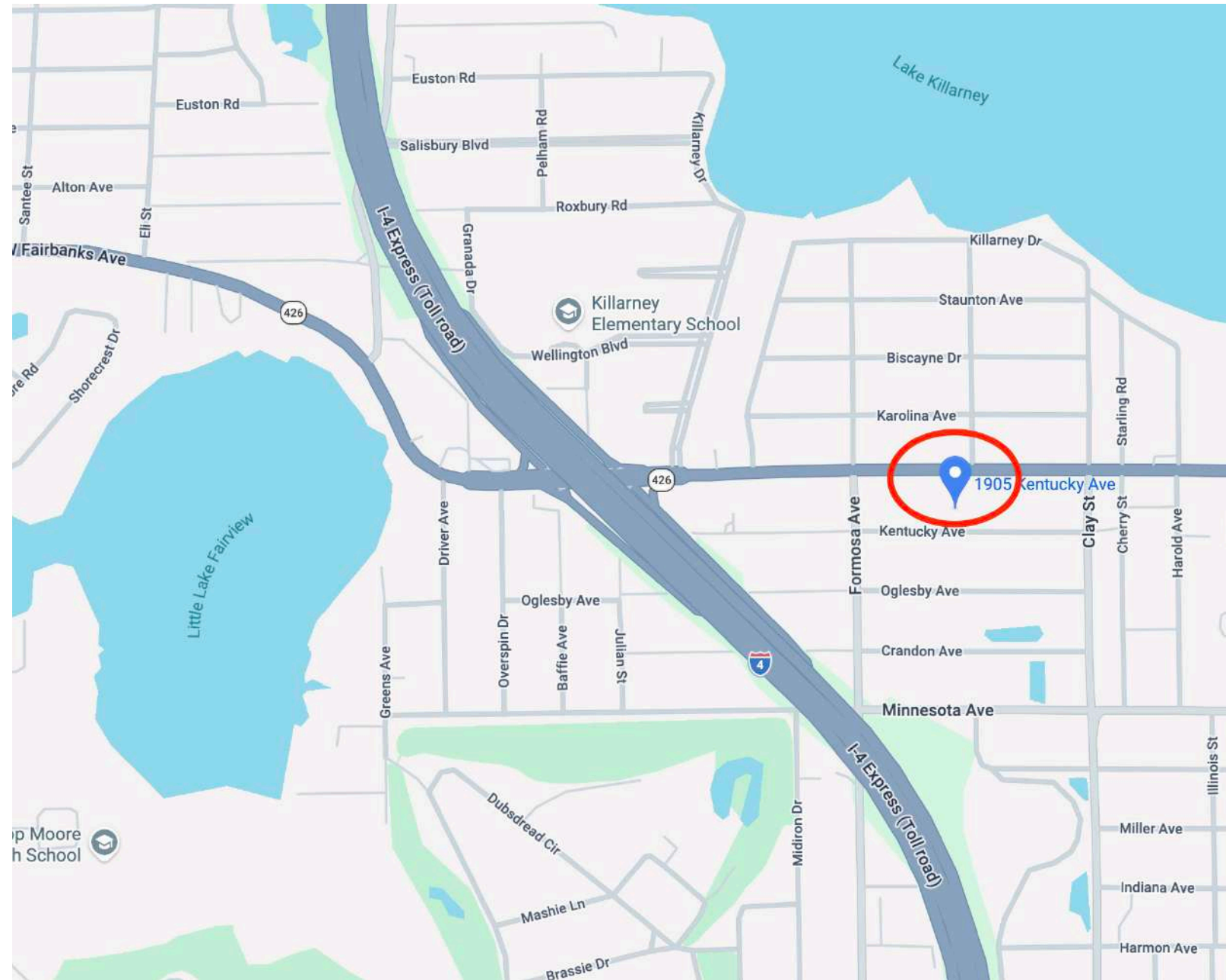
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Location Map



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