

For Sale

Ocoee Medical Building

3872 Old Winter Garden Road | Gotha, FL 34734



14,000± sf | Second Floor Condo

\$5,950,000 (\$425/SF)

**AVISON
YOUNG**

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Introduction

Adjacent to **Orlando Health - Health Central Hospital**, this Owner-User Sale opportunity includes a 14,000± SF Medical/Office condo in a 28,000± SF medical office building. With an excellent location near Ocoee and Windermere, the property is easily accessible with close proximity to major thoroughfares such as S.R. 408, S.R. 429, the Florida Turnpike and Highway 50.

PROPERTY HIGHLIGHTS

**EASY ACCESS TO S.R. 408, S.R. 429,
AND HIGHWAY 50**

**FRONTAGE ON OLD WINTER
GARDEN ROAD**

**ADJACENT TO ORLANDO HEALTH -
HEALTH CENTRAL HOSPITAL**

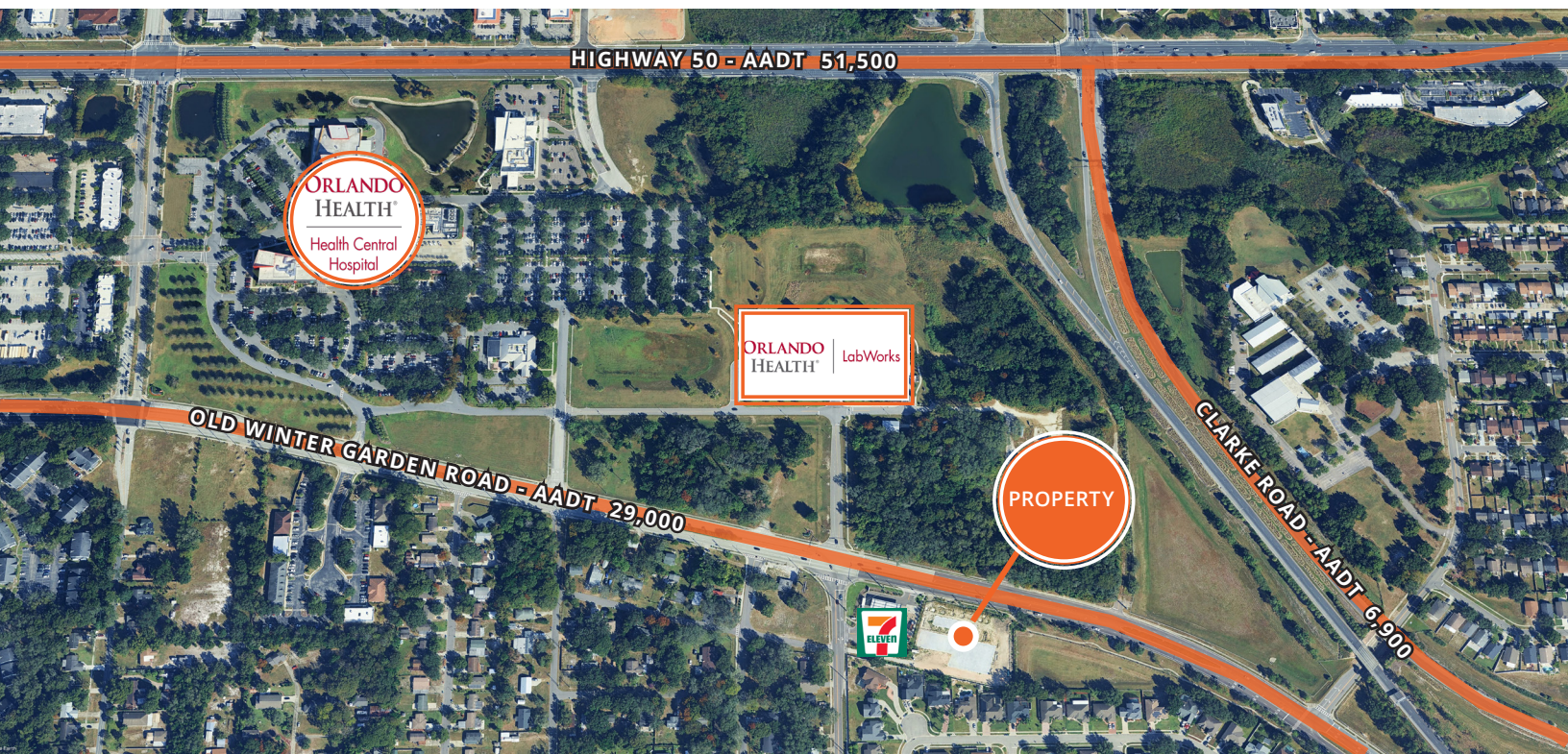
**SUSTAINABILITY AND WELLNESS
CERTIFICATIONS**

**IDEAL FOR MEDICAL AND
PROFESSIONAL OFFICE USERS**

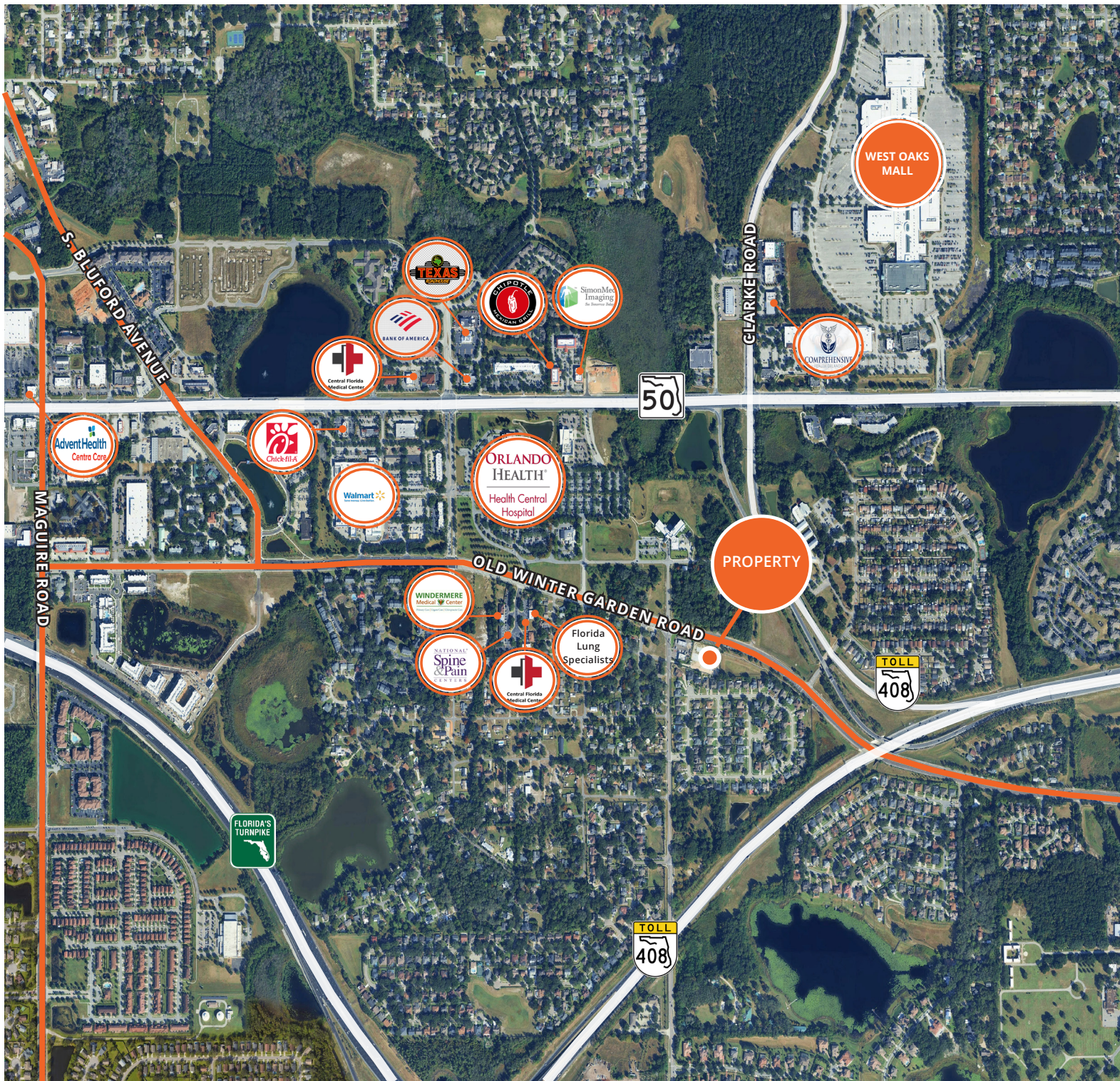
5/1,000 SF PARKING RATIO

**NEAR OCOEE, WINTER GARDEN,
WINDERMERE COMMUNITIES**

14,000± SF MEDICAL/OFFICE CONDO



Location Map

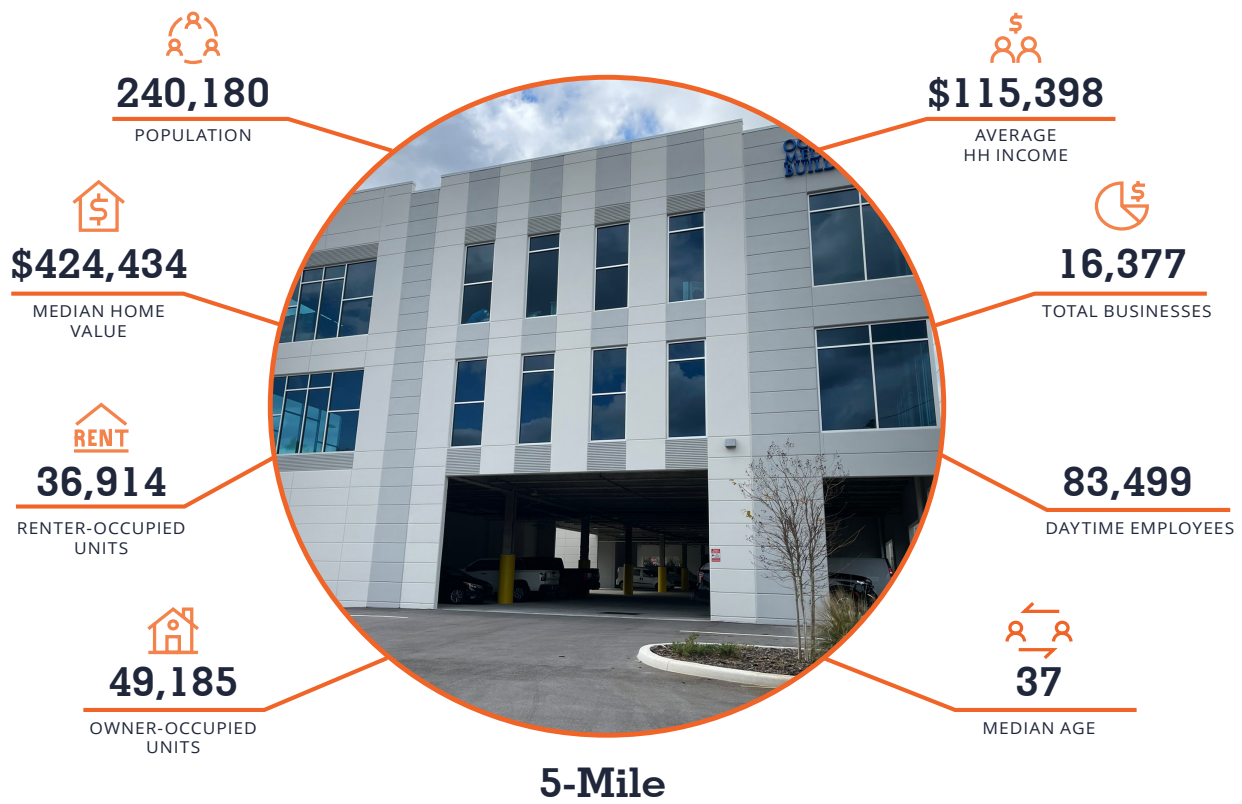


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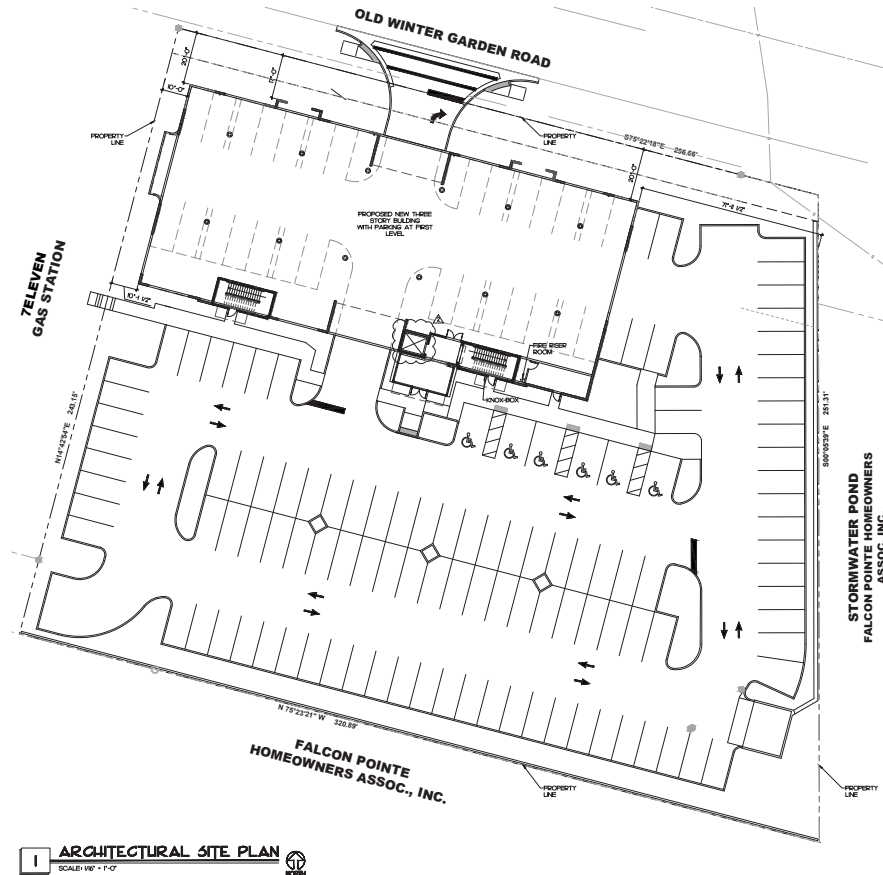
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Demographics



Site Plan



SITE PLAN



CURRENT FLOOR LAYOUT

