

FOR SALE

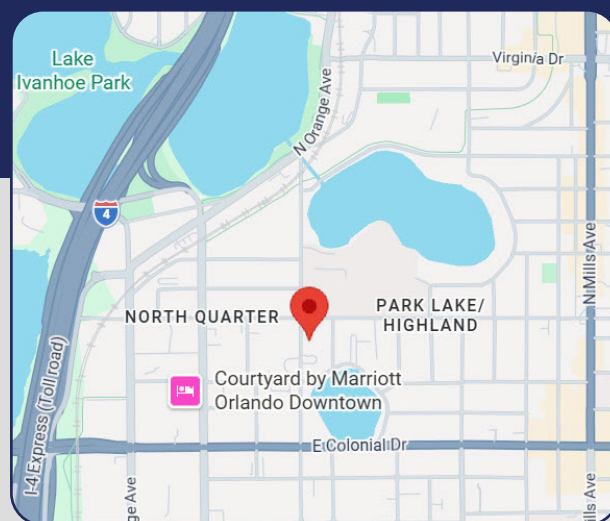


FREESTANDING OFFICE BUILDING

833 Highland Avenue, Orlando, FL 32803

\$1,325,000.00

- > Two-story 3,453 SF office building (per tax rolls)
- > Built in 1972, same owner since 1999
- > Well-maintained masonry building
- > Six individual offices with two common restrooms per floor
- > Four restrooms total
- > 10 parking spaces, including one ADA
- > Zoned O-1/T, City of Orlando
- > Convenient uptown location, steps from Lake Highland Prep
- > Month-to-month leases, option to keep tenants as desired
- > Real estate taxes \$16,776.05 (assessed value \$1,173,277.00)



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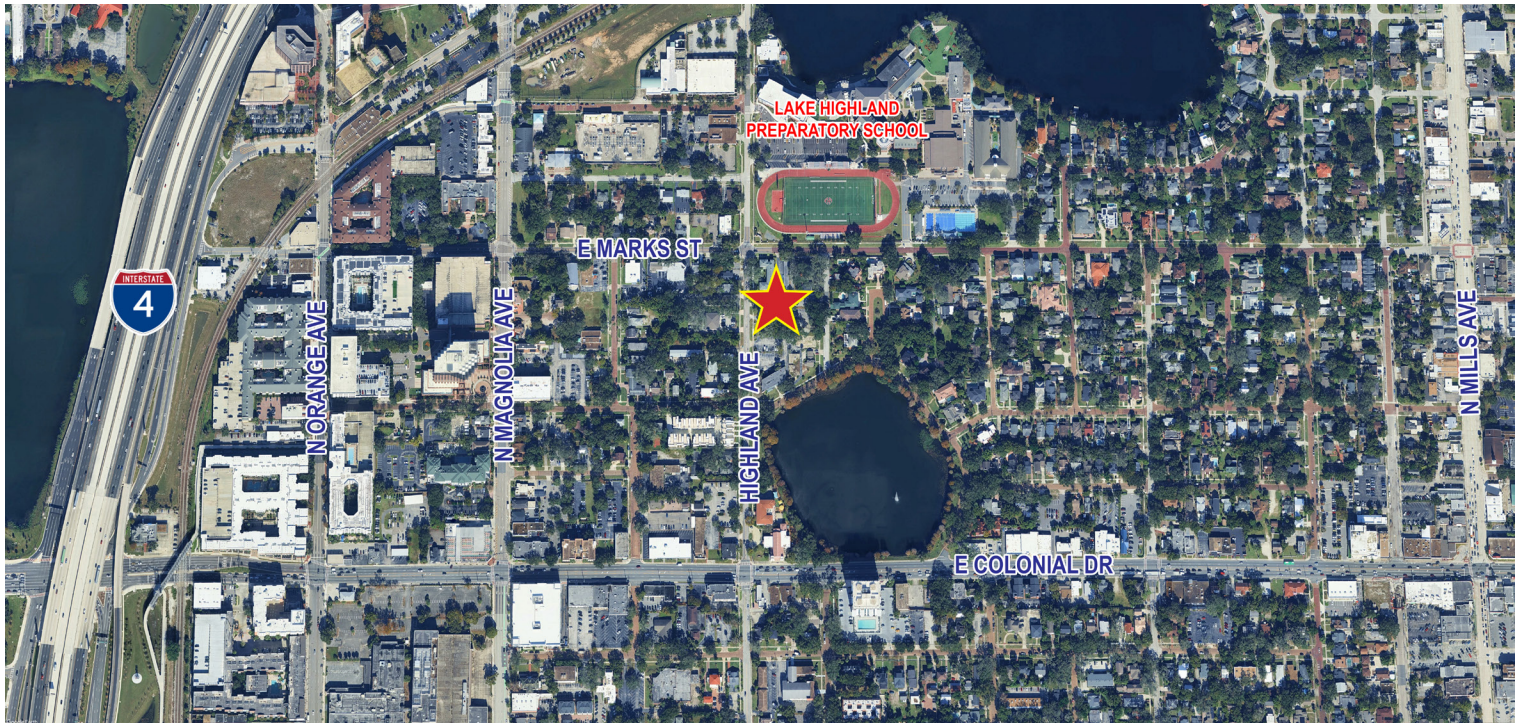
DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	18,003	109,018	307,454
Households	9,997	52,840	132,656
Average HH Income	\$118,282	\$119,743	\$101,820
Median Age	37.3	40.4	39.6



1209 Edgewater Drive
Suite 100
Orlando, FL 32804
407.206.7300 Main
www.bywater.com

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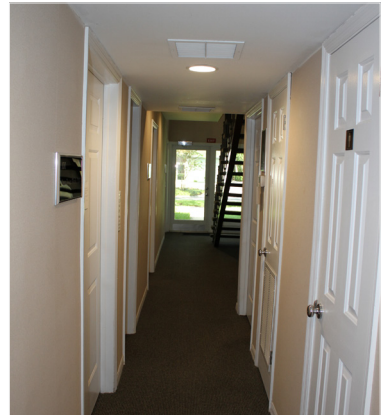


1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | www.bywater.com

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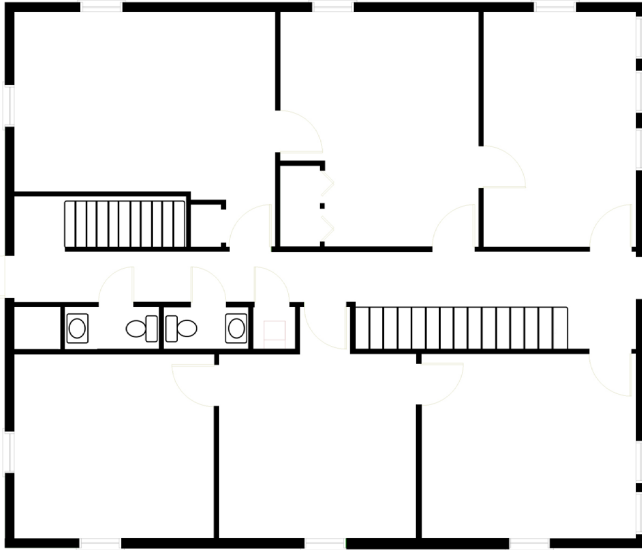
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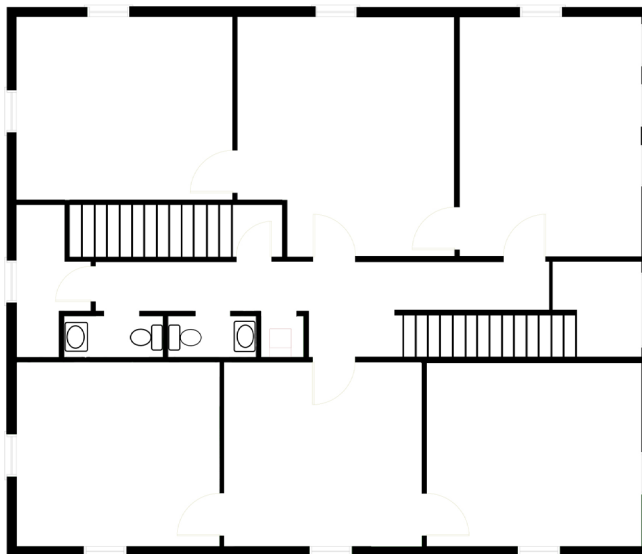
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FLOORPLANS

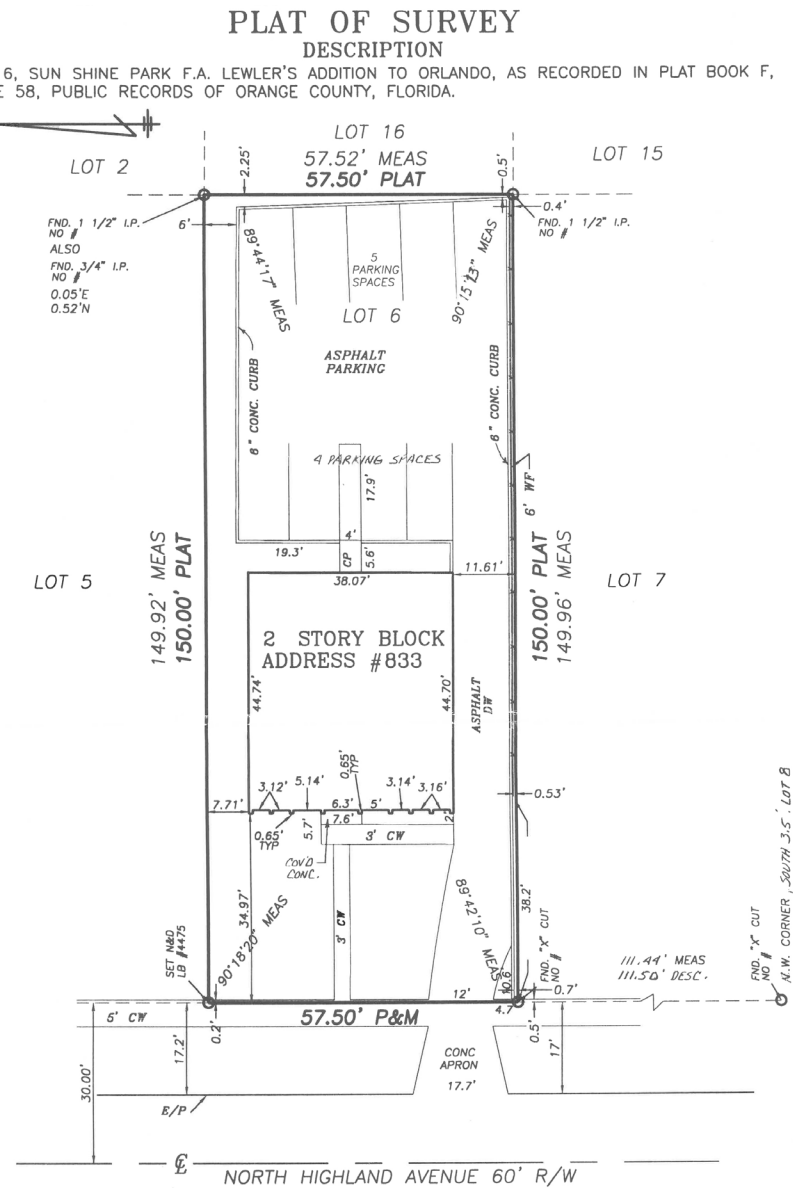
FIRST FLOOR



SECOND FLOOR



SURVEY



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