



FOR SALE

791 Piedmont Wekiwa
Road Apopka, FL 32703



RESOURCE
DEVELOPMENT
INVESTMENT
PROPERTIES
INCORPORATED

Wekiva Golf Club

THE MARKET

- Located off Hwy 436 in the Wekiva Apopka area
- Walking distance to a large retail center with restaurants, bars, clothing stores, and more



Bowlero SONNY'S BBQ

436

Walmart



BIG LOTS



441

sam's club

Wawa

Walmart

ALDI LOWE'S

KOHL'S

TARGET

THE HOME DEPOT

Michaels

ABC

ROOMS TO GO

Walmart

COSTCO WHOLESALE

Winn-Dixie

PETSMART

STUFF

zaza

TJ-MAXX

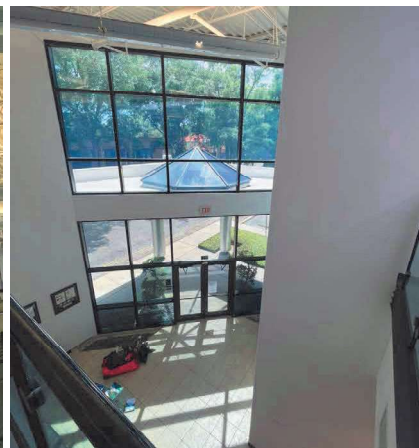
434

SEMINOLE STATE COLLEGE

441

414

414



PROPERTY OVERVIEW

- Type: High Tech Office Building
- Size: 10,550 square feet
- Living Area: 9,634 square feet
- Parking: 41 spaces
- 10 HVAC units on Roof
- Unique Features Required By Tech/Finance Companies:
 - Large diesel generator (to support full building operation 24/7)
 - Full building lightning/surge protection
 - Data Center room with separate AC
 - Open space design (critical for tech company needs)
 - Skylights and numerous windows
- Stories: 2
- Elevators: 1
- Built: 2002
- Current Lease: \$230,000/year
- 1 year remaining

BUILDING FEATURES

- **High Tech Office Environment:** Modern design with skylights and ample windows for natural light, promoting an open and productive workspace.
- **Power Reliability:** Equipped with a large diesel generator to ensure continuous tech operation. Kohler 180 KW Volt 120-208 Phase 3 factory maintenance
- **Parking:** 41 parking spaces available, accommodating both staff and visitors.
- **Roof Warranty:** 15-Year NDL Warranty effective from April 15, 2023

INVESTMENT OPPORTUNITY

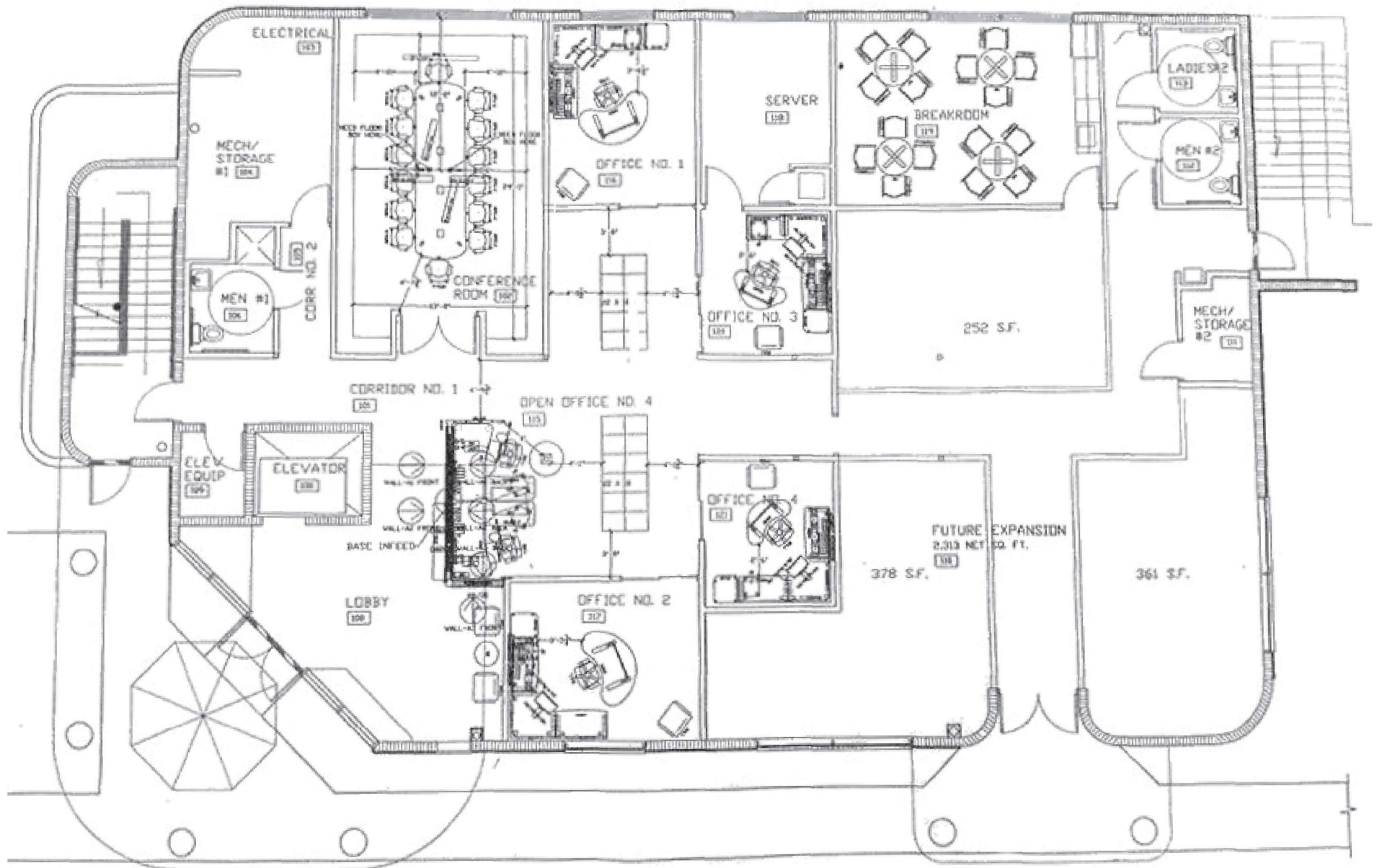
This building is currently leased at \$230,000 per year, demonstrating a strong value. Its strategic location and high-tech features make it a prime investment opportunity.

ASKING PRICE

Call for pricing information.

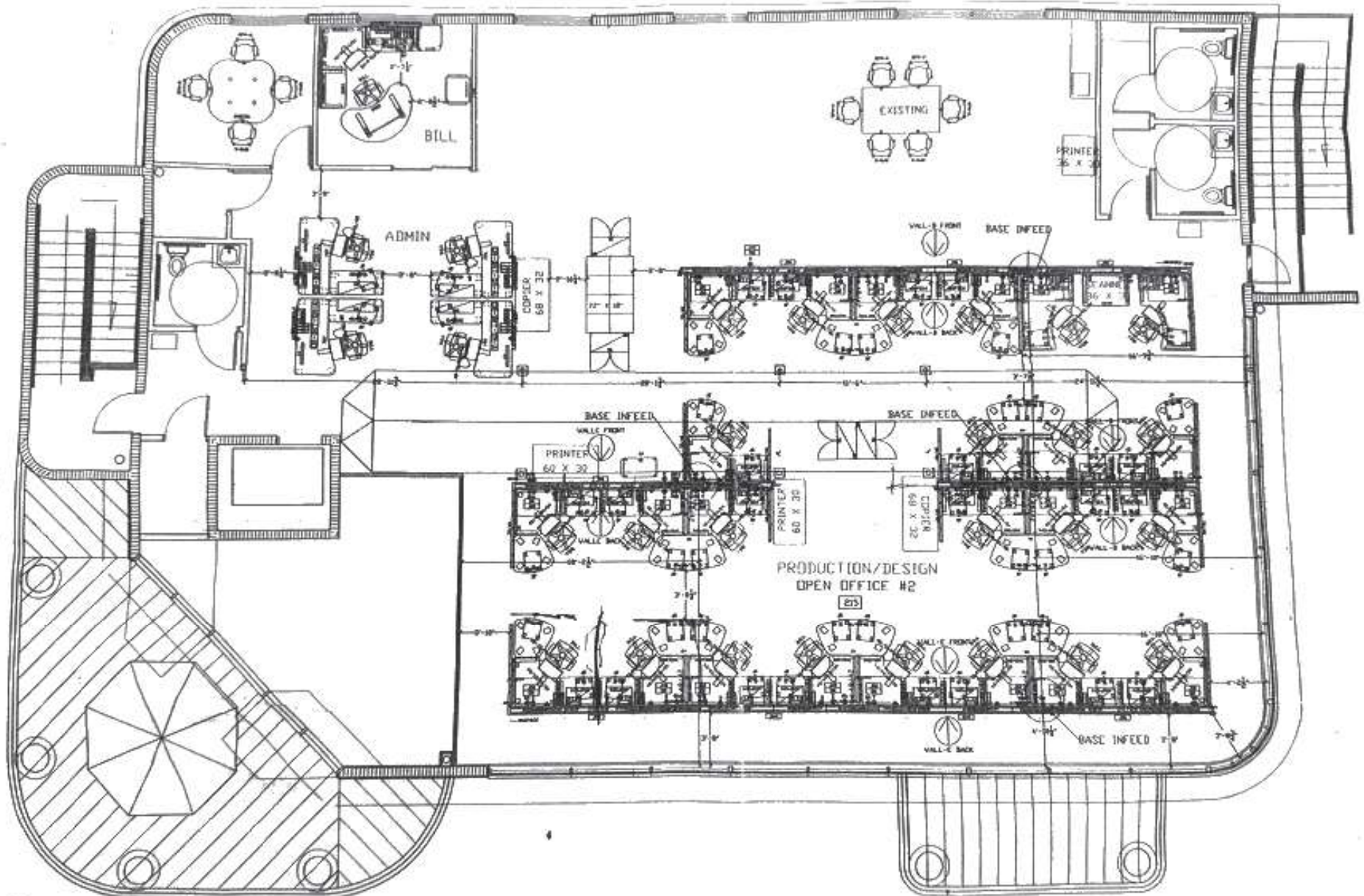
FLOOR PLAN

First Floor - 4,968 SF



FLOOR PLAN

Second Floor - 4,648 SF



CONTACT US

For more details or to schedule a viewing, please contact



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Susan Morris

Principal/Broker



Susan.Morris@RDIPFlorida.com



407.832.3434

Kane Webster-Morris, CCIM

Senior Director

kmw@RDIPFlorida.com

407.928.8752

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