

SALE PRICE: \$2,900,000

255 S. MAITLAND AVE.

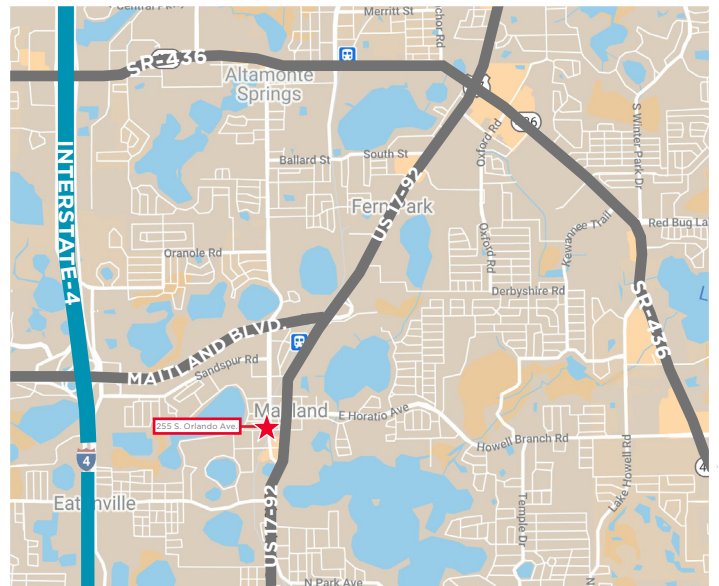
Maitland, FL 32751

9,880 SF / 0.34 ACRES



PROPERTY HIGHLIGHTS

- Class A, two-story suburban office building constructed in 2006
- 23 free, on-site parking spaces with right to use an additional 30 spaces on a city-owned lot across the street
- Numerous private offices, conference rooms, kitchen/break room and file storage areas
- Restrooms on each floor with showers on second floor
- Located in the cultural corridor of “Downtown Maitland” with a variety of shopping and restaurant venues
- Less than 10 minutes to Downtown Orlando
- Current tenant has lease thru 3/31/2022, (\$158,000 of annual NOI); tenant is flexible on lease term
- **Sale price: \$2,900,000**



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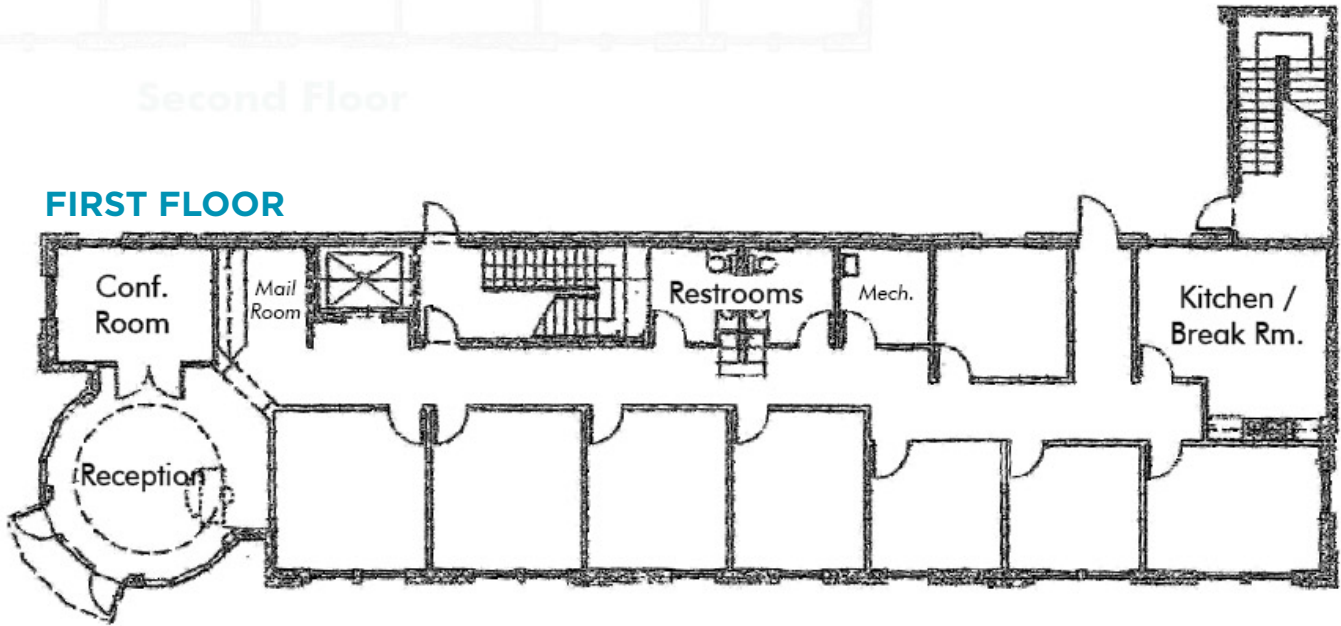
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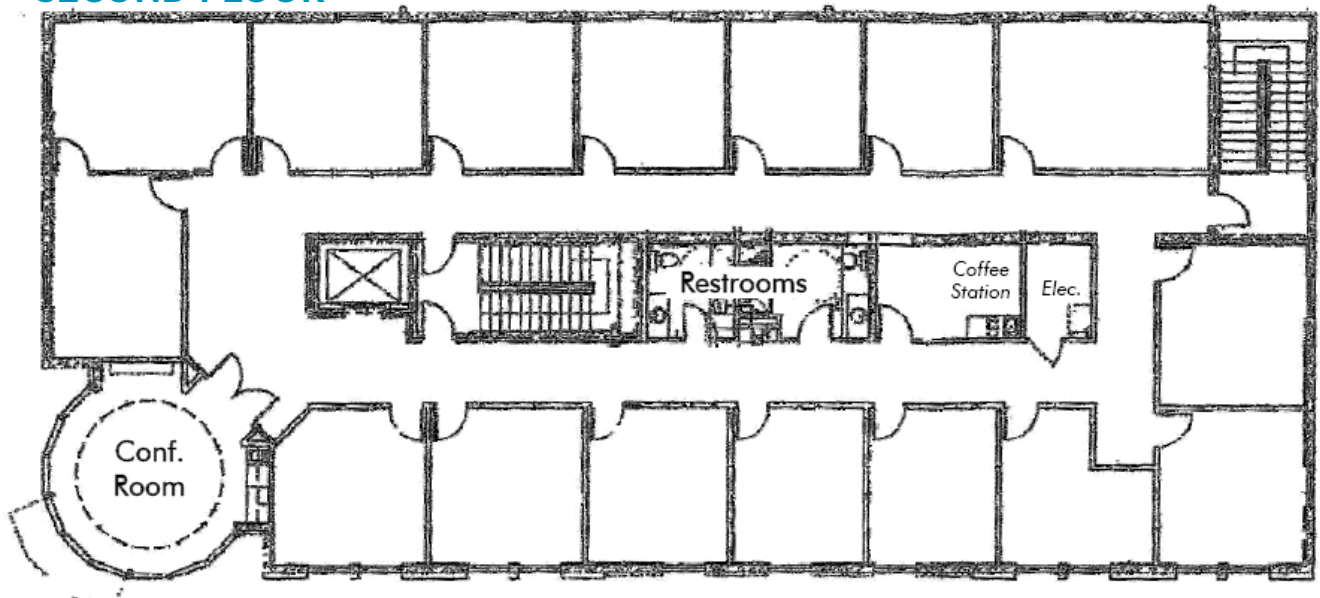
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Second Floor

FIRST FLOOR



SECOND FLOOR



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