

RETAIL
FOR SALE

College Park Buildings

1313-1315 Edgewater Dr. Orlando, FL 32804



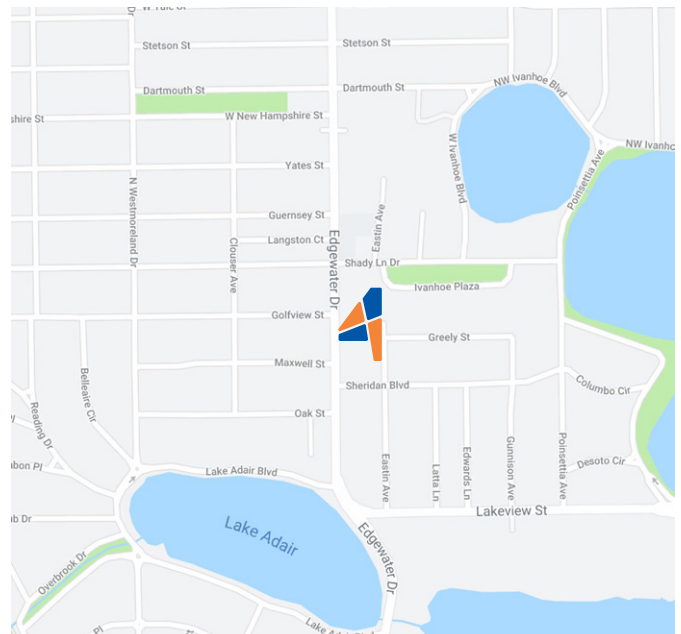
SALE PRICE
\$749,990

Located in the heart of vibrant College Park. Walkable community with 13,900 vehicles per day. Excellent access to Downtown Orlando.

Property Highlights

Building Size:	2,760 SQ/FT.
Rentable Square Footage:	2,622 (1392/1230)
Land Size:	4,492 (2251/2241)
Primary Type:	Retail
Additional Type:	Office
Stories:	One
Year Built / Age:	1,952/68
Signage:	Building Front
Number of Offices:	3 in 1315
Restrooms:	4 (2 each)
Traffic Count:	13,900 Vehicles / Day
Co-tenants / # of Tenants:	1 tenant

Location



PRESENTED BY

Nicholas Fouraker CCIM

NICK@4ACRE.COM | 407.601.1466

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INFORMATION

4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

ADDITIONAL
PHOTOS

College Park Buildings

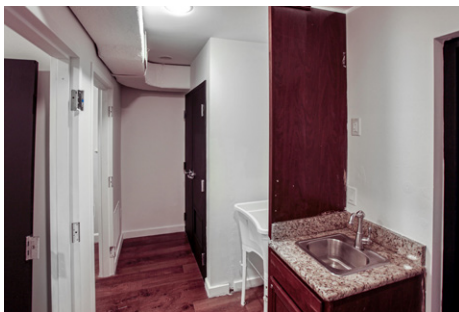
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1313 Edgewater Dr.

1,392 SQFT

Former Dance Studio



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1315 Edgewater Dr.

1,230 SQFT

Existing Barber Shop
(tenant)



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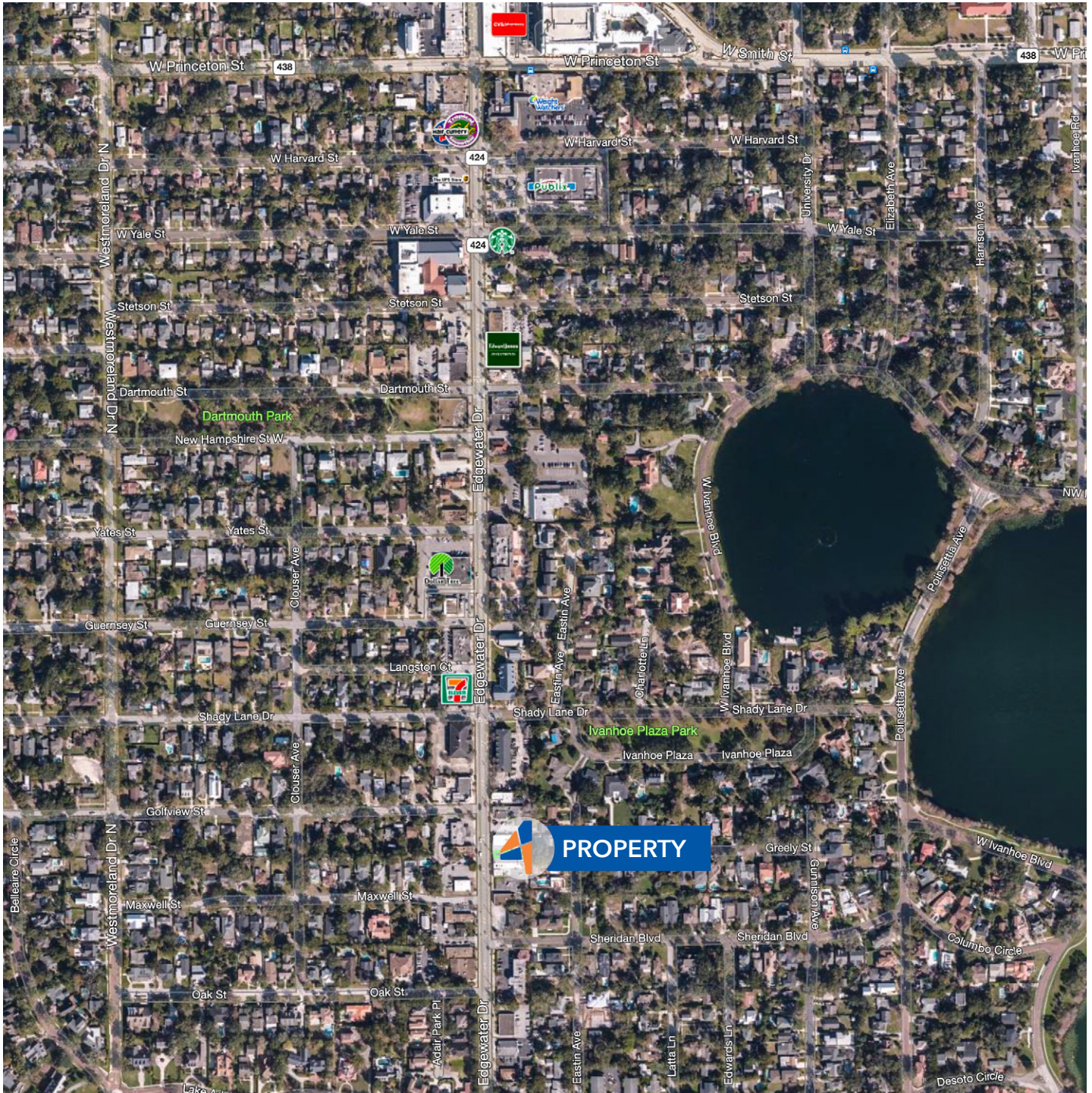
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AERIAL
MAP

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