



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

10501 South Orange Avenue, Ste. 103-105  
Orlando, Florida 32824

**FLEX CONDO: TURN-KEY USDA FOOD COMMISSARY**

**\$510,000 PRICE REDUCTION**



**PRICED TO SELL, INCLUDES OVER \$1,250,000 OF COMMERCIAL KITCHEN IMPROVEMENTS AND EQUIPMENT.**

## FOR SALE

- + Sale Price: ~~\$3,500,000~~  
\$2,990,000
- + Condo Size: 12,300 SF (Ste. 103-105)
- + Parking: 2.5 / 1,000
- + Zoning: I-G

## Highlights

- Newly Built-Out, Air-Conditioned, Three-Suite Flex Condo
- The Property has Multiple Entrances as well as Loading Docks
- Recently Improved to Include Everything Needed for a Class A Commissary Kitchen
- Ample Commercial Cooking Appliances Including Walk-In Cool Storage, Walk-In Frozen Storage, Commercial Smoker, Commercial Kitchen and Many Others
- Turn-Key USDA Food Commissary
- Sale Includes Equipment and Appliances within the Space
- One Built-Out USDA Office within the Space, as well as Mezzanine



### JONATHAN CLAYTON

Director  
(407) 734.7212  
Jonathan@BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.

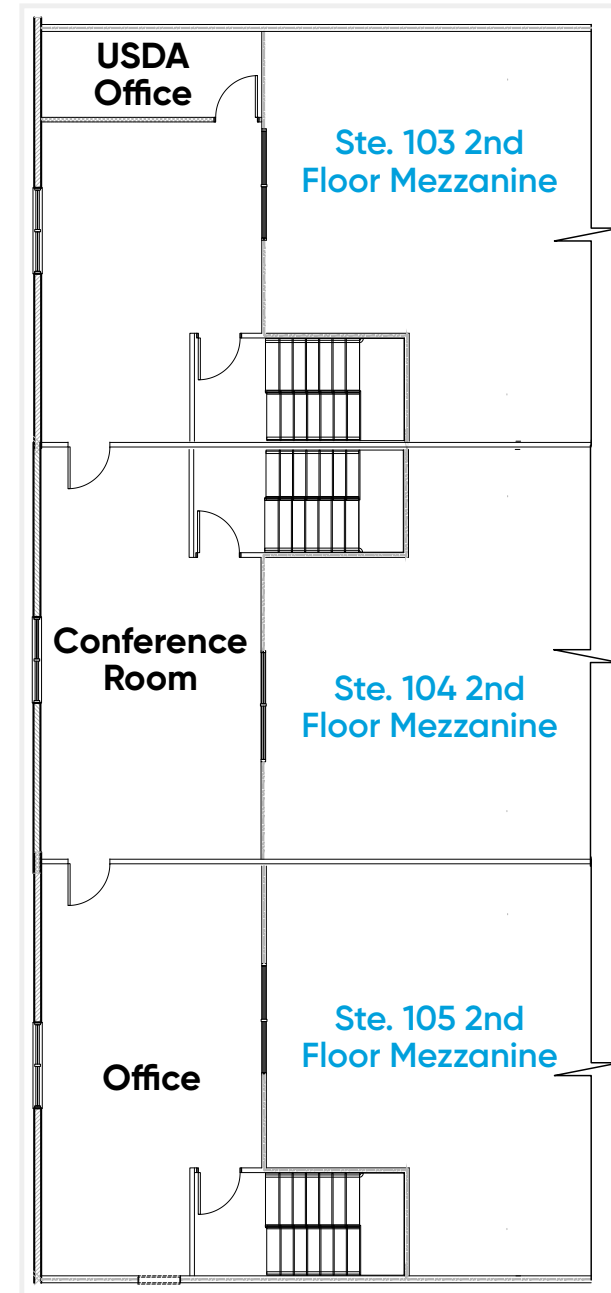
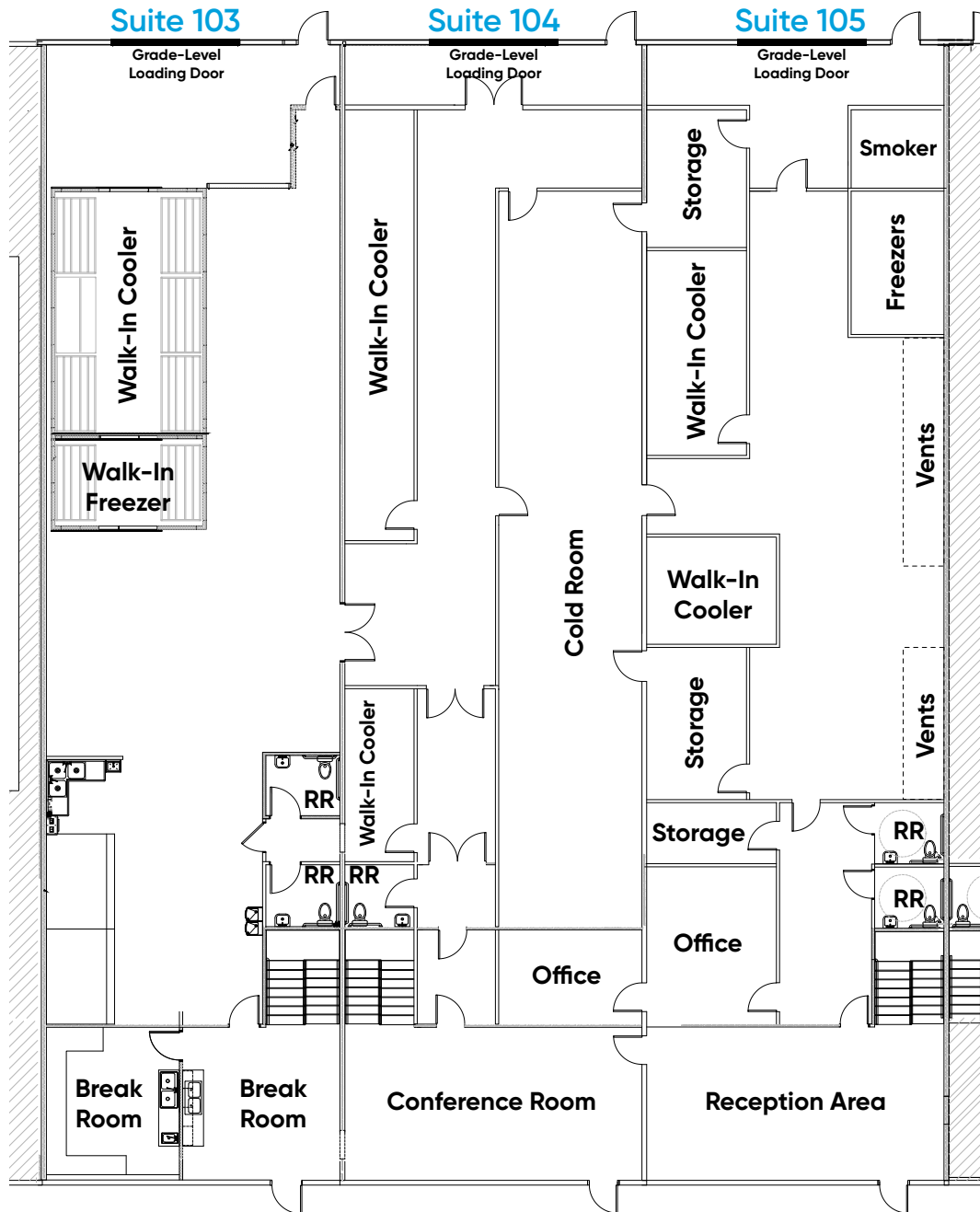


### BISHOP BEALE DUNCAN

250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

[www.BBDRE.com](http://www.BBDRE.com)

# Floor Plans



# Location Aerial & Demographics



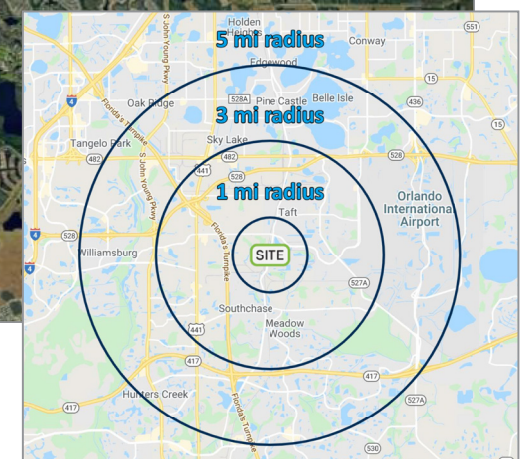
**2.7 MILES**  
to U.S. Highway 441

**3.3 MILES**  
to the Florida Turnpike

**4.7 MILES**  
to the 528 Expressway

**7.7 MILES**  
to Interstate 4

**9 MILES**  
to Downtown Orlando



Radius	Population	HH Income	Businesses	Employees
1-Mile	695	\$46,603	278	4,635
2-Mile	46,636	\$66,308	3,455	40,512
3-Mile	157,063	\$70,326	9,690	105,247



# Property Images

