



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

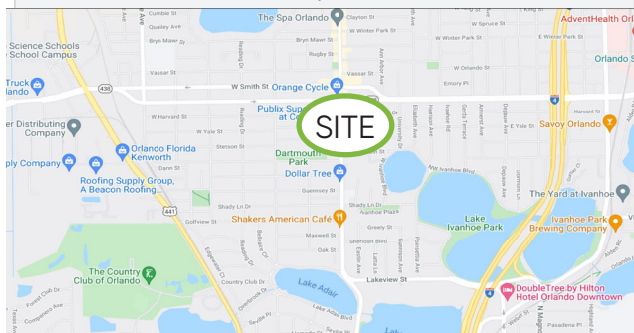
636 W Yale Street
Orlando, FL 32804

ATTRACTIVE OFFICE BUILDING IN THE HEART OF CP



FOR SALE

- + **Price:** \$1,500,000
- + **Land Size:** 12,000 SF
- + **Building Size:** 4,851 SF
- + **Parking:** 11 + Street
- + **Zoning:** O-1/T/W/SP/AR
- + **Year Built:** 2002
- + **Traffic Count:** 11,000 AADT



Highlights

- Attractive and very well constructed office building in the heart of College Park. Right next to Publix and Starbucks, the property offers a short walk to everything that College Park has to offer.
- The building is in excellent condition with no deferred maintenance and is move-in ready.
- Constructed for a professional law firm, the floor plan is functional including a large conference room immediately off the lobby as well as a chair lift for ADA access to the second floor.
- Everything about the building was built with quality in mind from the brick exterior to the 3-phase power with high efficiency HVAC systems.
- Don't let this piece of "forever" real estate get away.

KYLE WOOD

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

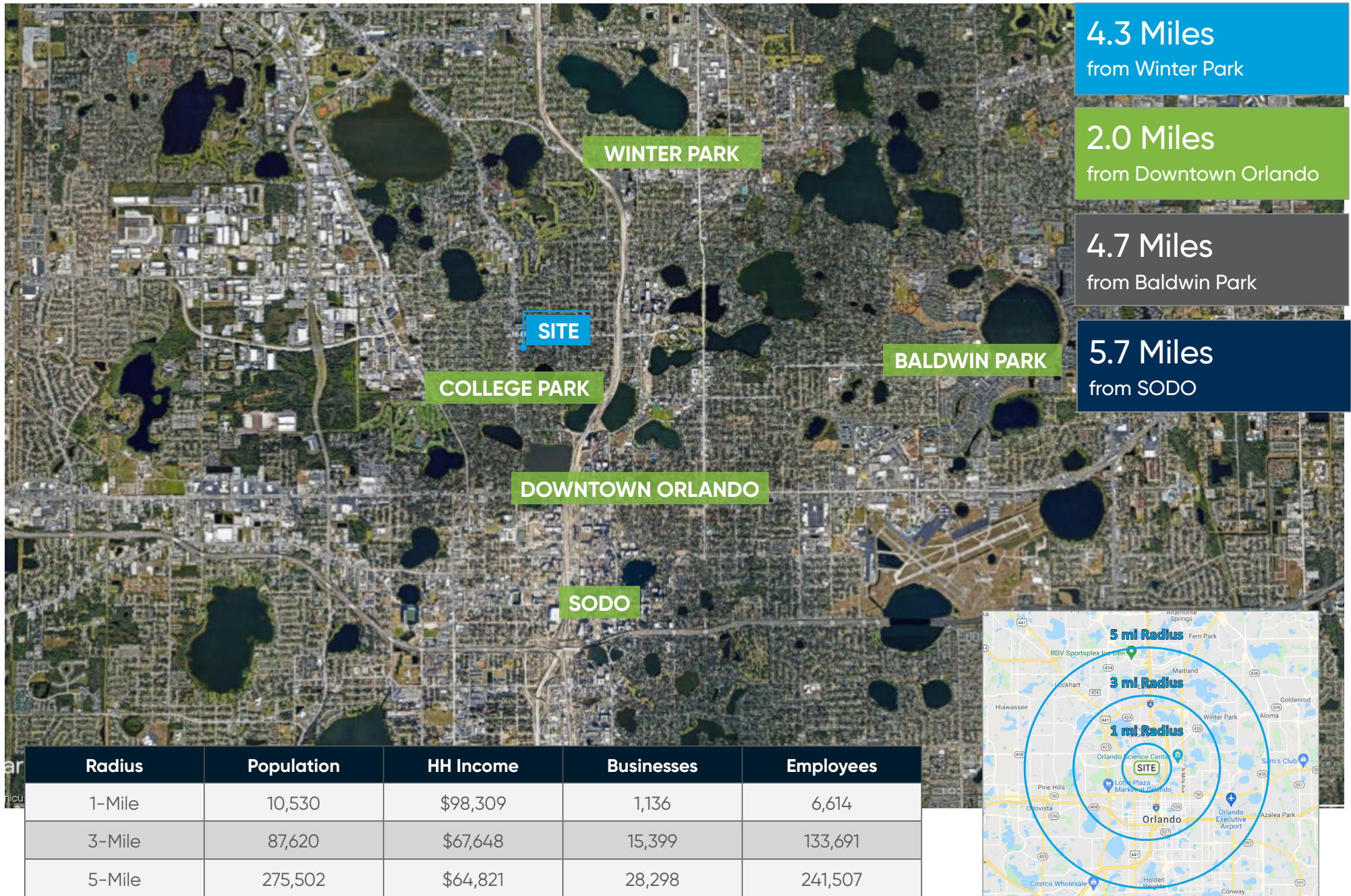


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Location Aerial & Demographics



College Park Map



Google Earth
Landsat / Copernicus



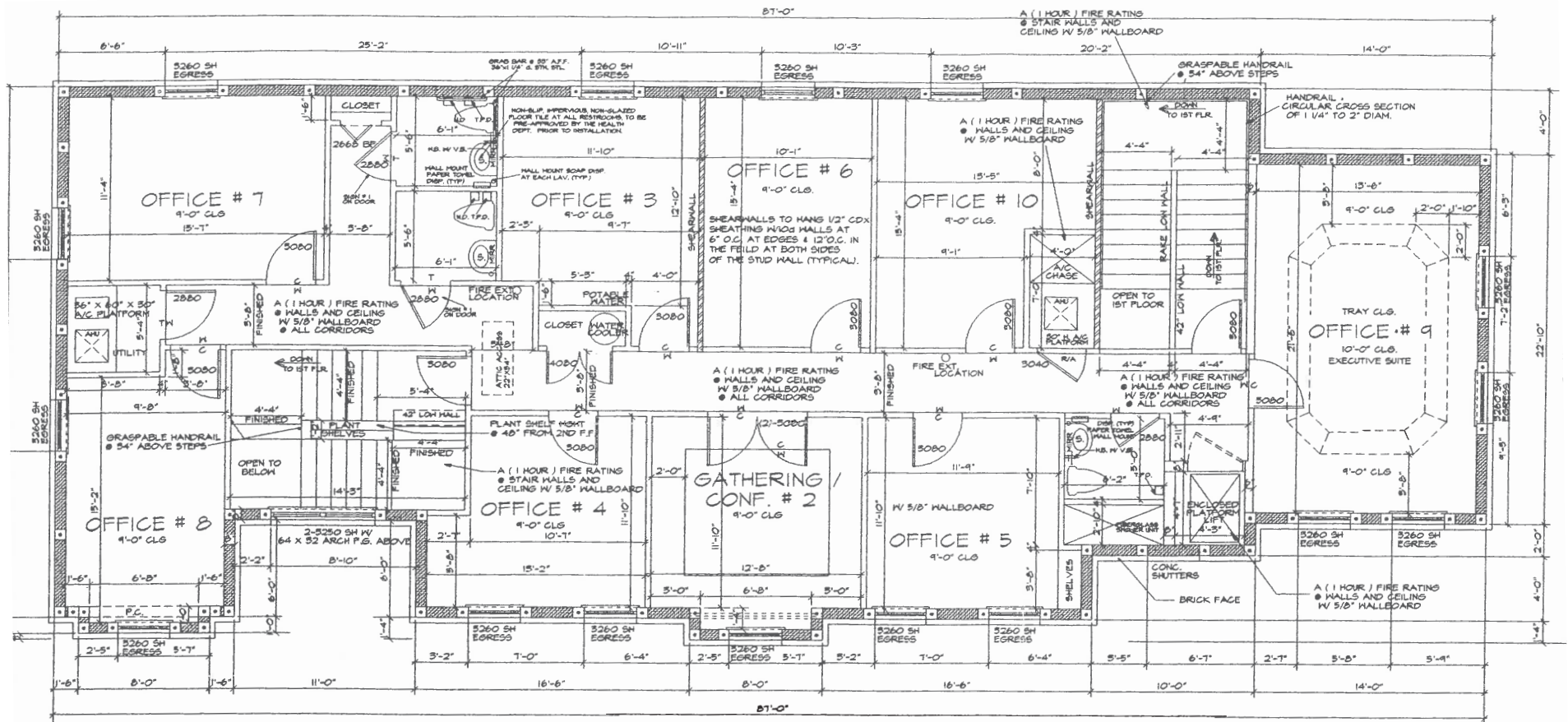
Location Map



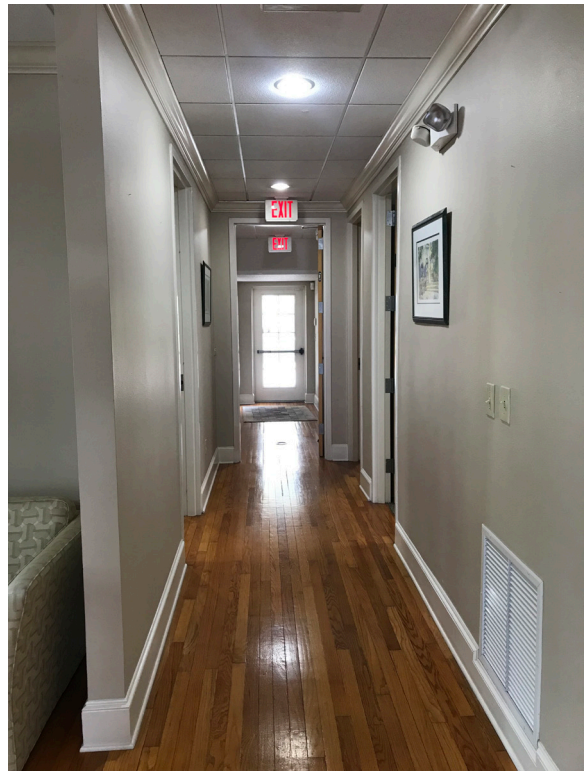
FIRST FLOOR



SECOND FLOOR



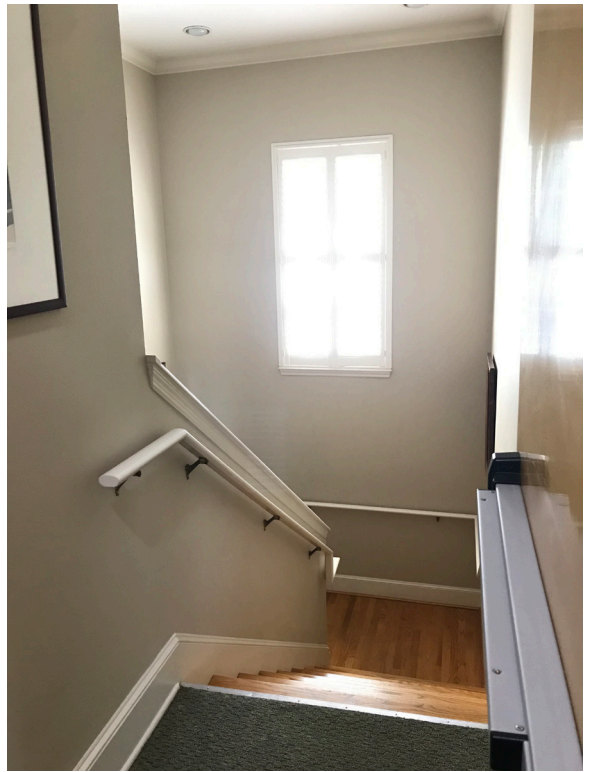
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