



INVESTMENT OPPORTUNITY

1601 S Orange Blossom Tr, Orlando, FL 32805

This C-3 zoned 0.74± acre (32,000± sf) property offers a wide range of opportunities

PROPERTY HIGHLIGHTS

- Situation in the heart of Orlando
- This property is approved for a car lot with Certificate of Occupancy already in place. Opportunity to maintain current tenant in place. Tenant has been in the location for many years and has a large customer base.
- Lot is graveled for car display. Provides handicap parking, customer parking, and bicycle racks. This property is fenced and secured with separate gates.
- There is currently a 12x 44 office trailer in place that is already permitted. Trailer is 525 sq. ft. with 2 offices, ½ bathroom, reception area, ramp, and stairs. (trailer is sold separately)
- This corner lot is minutes from I-4 and SR 408. 70,000 VPD and .5 miles from Amazon Logistic Center. This property also sits on phase 3 of the Orange Blossom Trail re-development corridor.
- This is an exceptional opportunity for an owner/user or an investor familiar with the used car dealership business. Owner has arrangement with current tenant for a profit on cars sold. Owner willing to disclose and share arrangement with an investor looking for a unique opportunity.



OFFERING PRICE:

1,100,000



LAND AREA OR SQUARE FOOTAGE:

0.74± Acres
(32,000± sf)



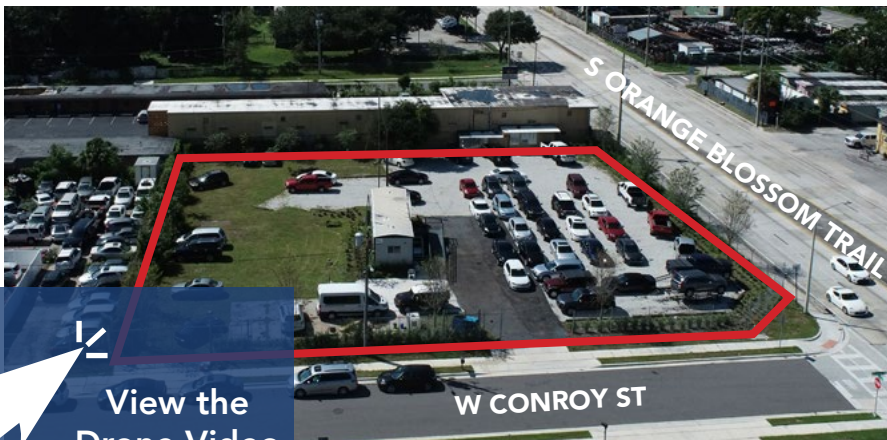
ZONING:

C-3



TRAFFIC COUNTS:

30,000± AADT on
S Orange Blossom Tr



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View the
Drone Video