

Office
Condo
**FOR
SALE**



145 BELLAGIO CIRCLE

SANFORD, FL | 2,150± SF AVAILABLE



CITE PARTNERS

PROPERTY SPECIFICATIONS

THE SPACE

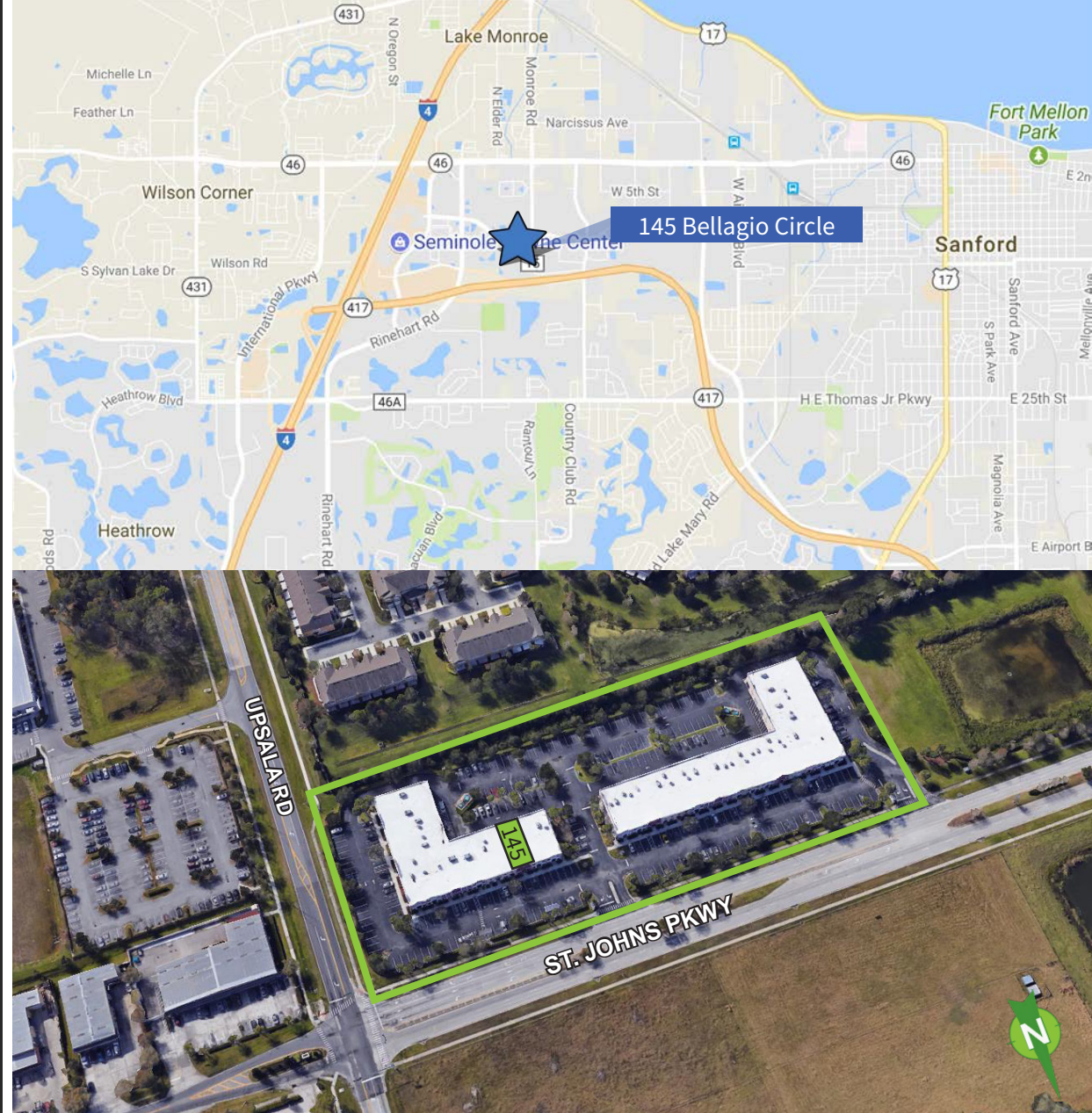
- 2,150± SF office/flex condo
- Two-story suite with high ceilings and modern finishes
- Available immediately
- 5.0/1,000 SF parking ratio
- Significant signage available

THE PROPERTY

- The Fountains Market Place
- 75,500± SF retail and professional business center built in 2007
- Frontage along St. Johns Parkway
- Located near the Seminole Town Center Mall
- Great access to Rinehart Road, I-4 and SR 417
- Zoning allows for most uses including office/medical, showroom, retail, etc.

THE PRICE

- **\$340,000.00 (\$158/SF)**



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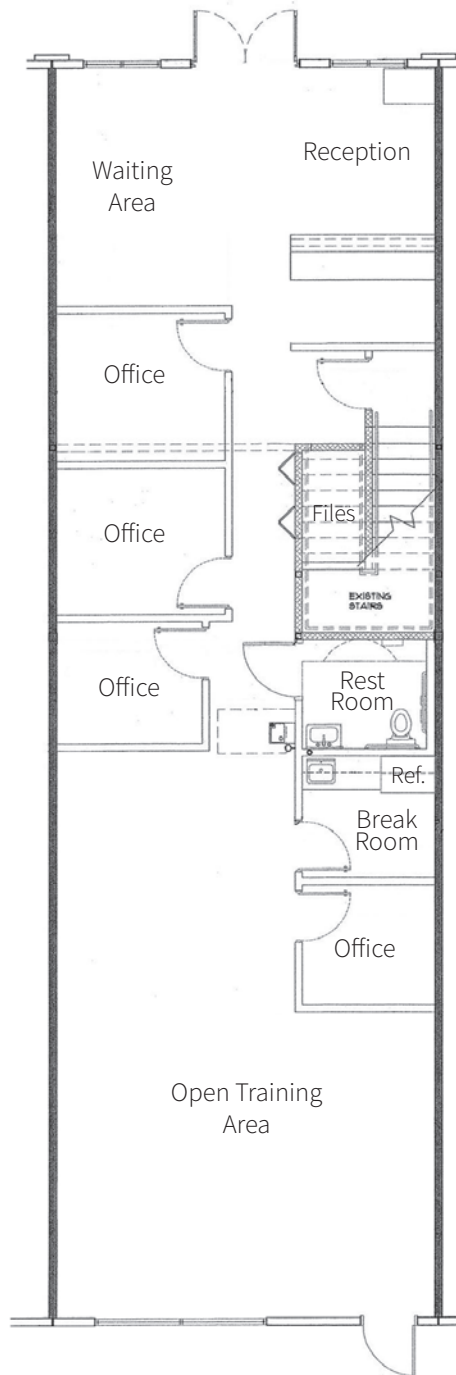
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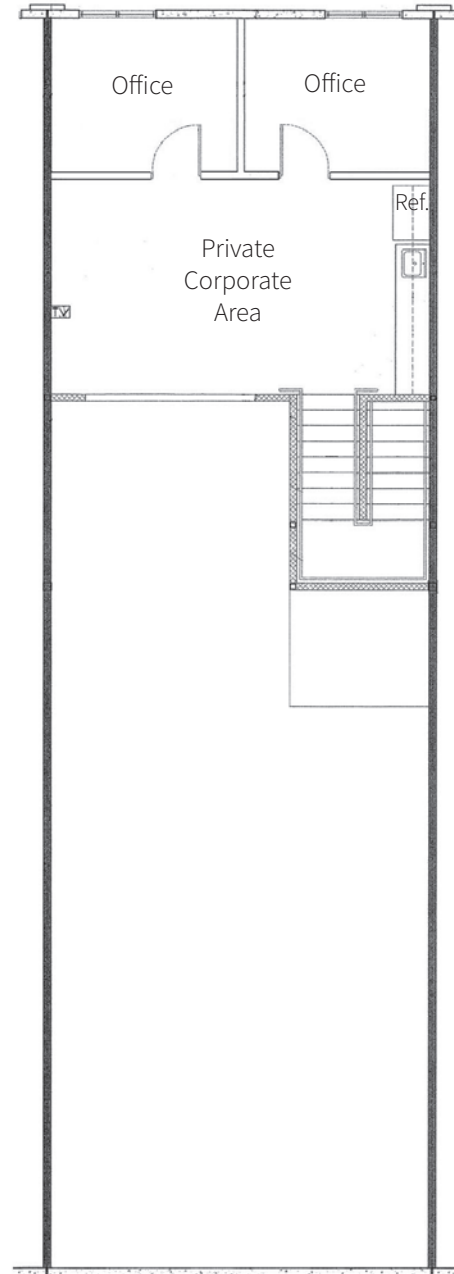
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FLOOR PLAN



FLOOR PLAN
ESC: 1/4" = 1'-0"



MEZZANINE PLAN
ESC: 1/4" = 1'-0"

