

**FOR
SALE**

WINTER PARK OFFICE

**1345 CLAY STREET
WINTER PARK, FL 32789**



CONFIDENTIAL LISTING
NO SITE VISITS WITHOUT
LISTING BROKER

C O N T A C T

Vincent F. Wolle, CCIM, SIOR
407.448.1823 mobile
CREManager@Gmail.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

PROPERTY HIGHLIGHTS

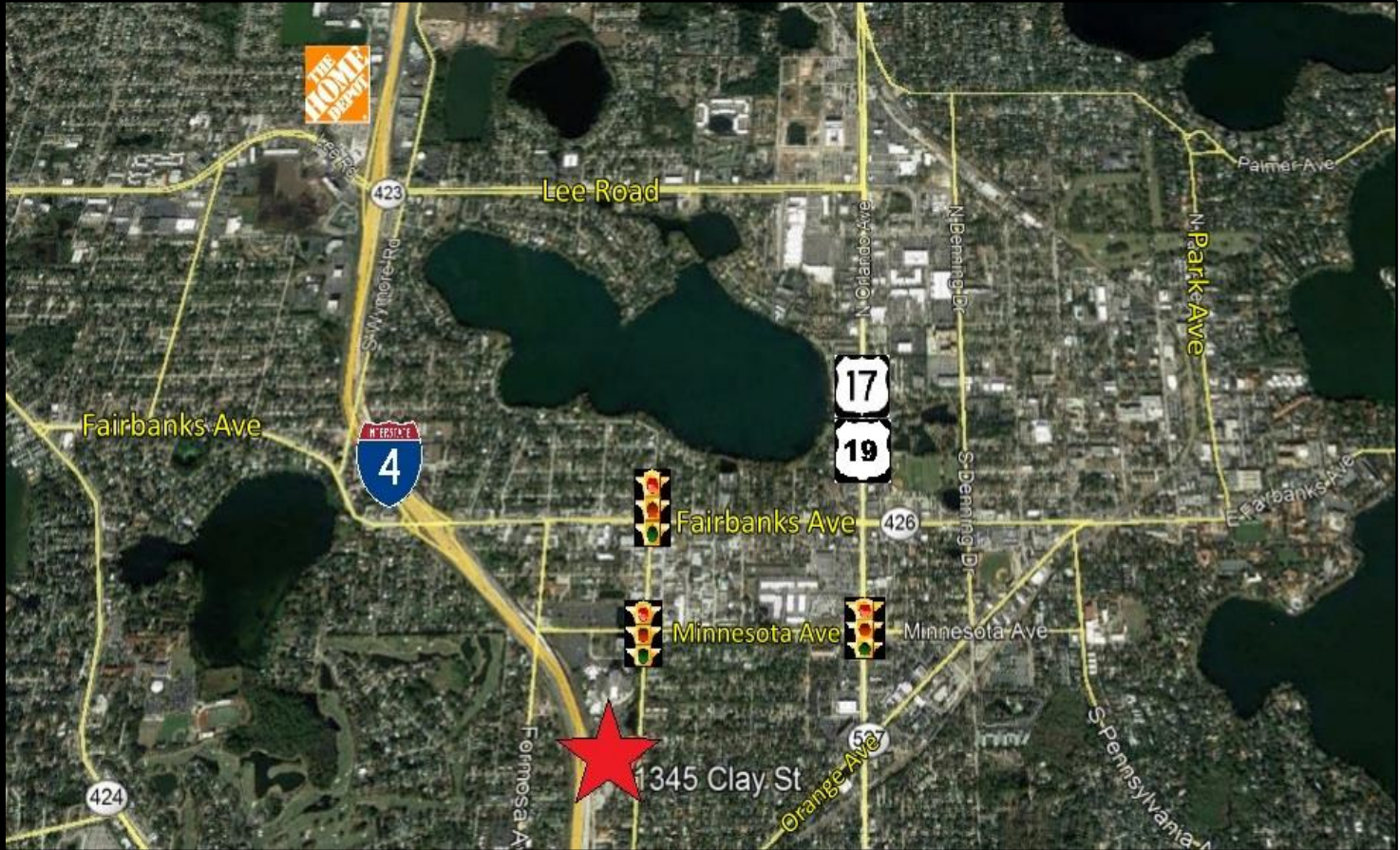
- 2,019 SF Office property renovated in 2009
- 552 SF of covered patios and white picket fencing
- Charming traditional interior with custom moldings, hard wood floors, updated kitchen, and street signage
- (3) Bathrooms, Kitchen, and (8) offices
- Corner Lot of Clay Street and Jewell Ave (Room for expansion)
- 13,068 SF of Land (.30 Acre) Zoned Office/Residential (O-2)
- Ample parking (5/1000) with privacy fencing in the rear
- Easy access from I-4 from Fairbanks Ave and Par Street exits and close to restaurants and Park Ave
- Up to 100% Financing (see broker for details)
- **Sales Price: \$625,000 (\$309 PSF)**

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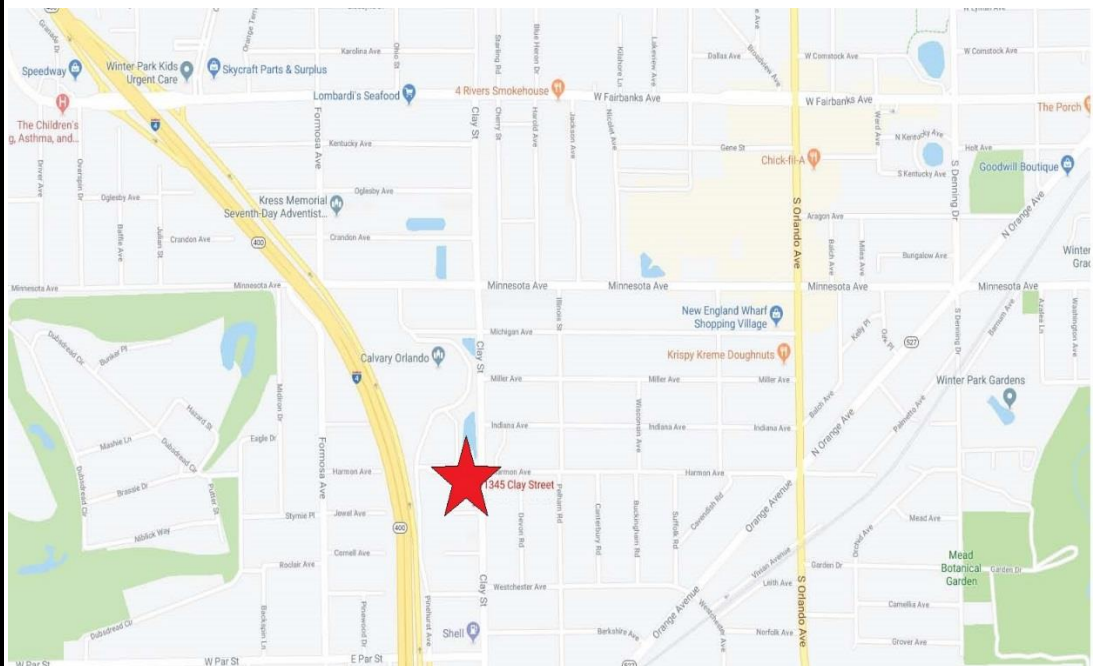
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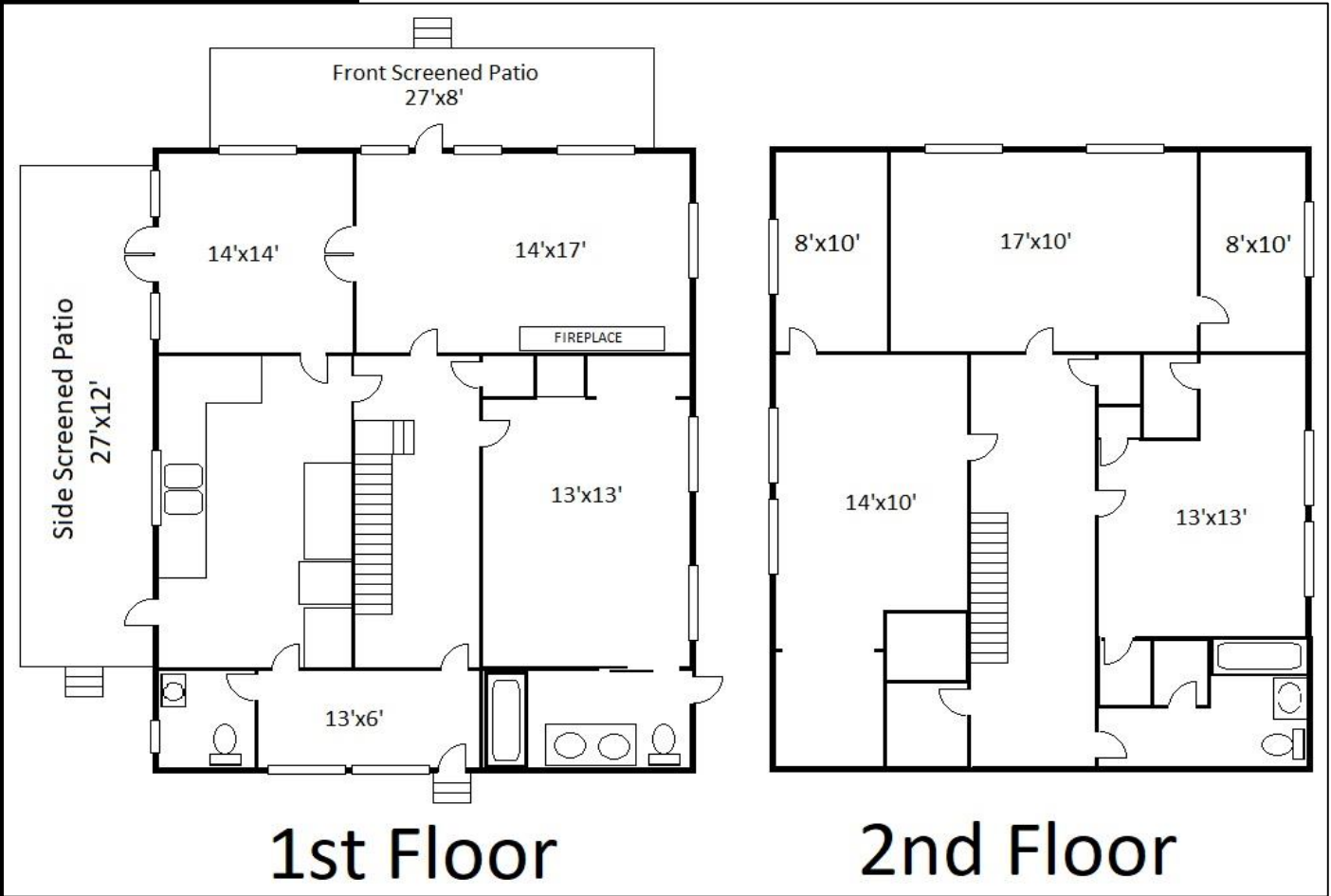


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1st Floor

2nd Floor

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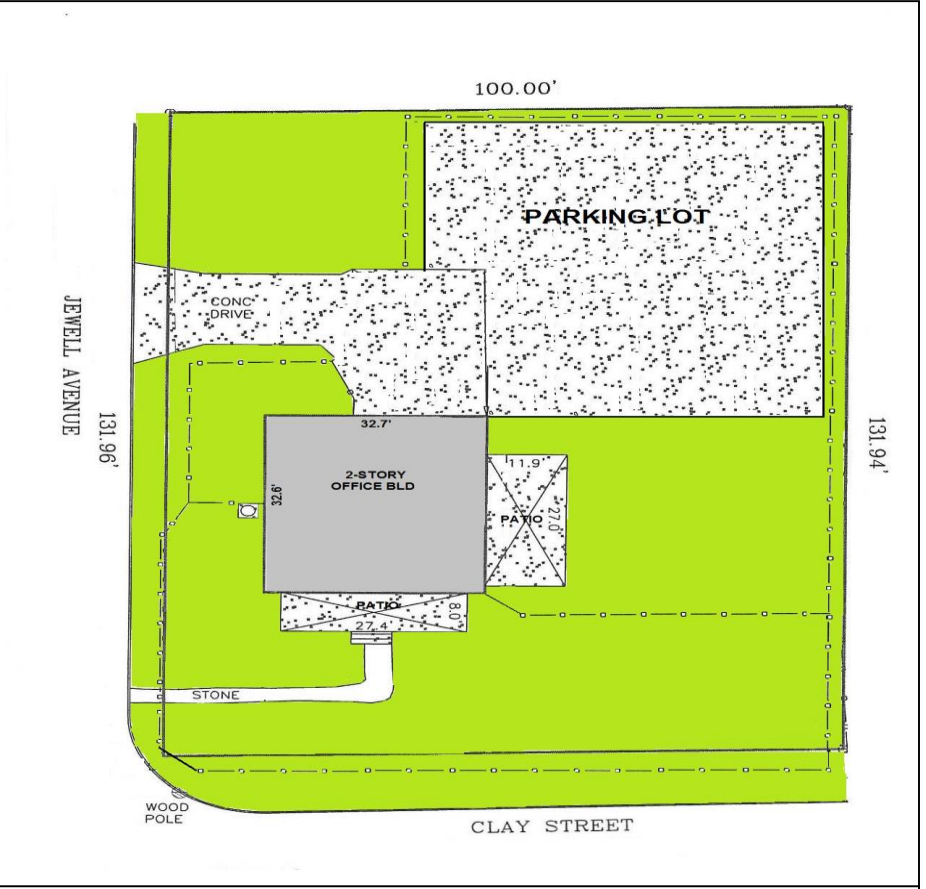


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