

**FOR SALE  
OR LEASE**

# CAR LOT WITH SERVICE

**CAR DEALER ROW  
4200 W. COLONIAL DRIVE ORLANDO, FL**



## PROPERTY HIGHLIGHTS

- (2) Properties: 4200 W. Colonial Dr. & 640 Irene Street Orlando, FL
- Car lot on W. Colonial that can support up to 80 Vehicles+
- Located on Car Dealer Row with Great Exposure and Signage
- Corner Lot: 29,167 SF of C-3 Zoned Land (.67 Acre)
- 4200 Colonial has a 2,000 SF office that is designed to have multiple suites with separate doors for mini suite configuration
- 640 Irene Street has a 2,320 SF 3 bay shop and a 880 SF car port for service
- Easy Access to I-4, 408, John Young, Kirkman Rd, on W. Colonial
- Up to 100% Financing Available (see broker for details)

**Lease Rate: \$10,500 Modified Gross**

**Sales Price: \$1,250,000**

## **CONTACT**

**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*

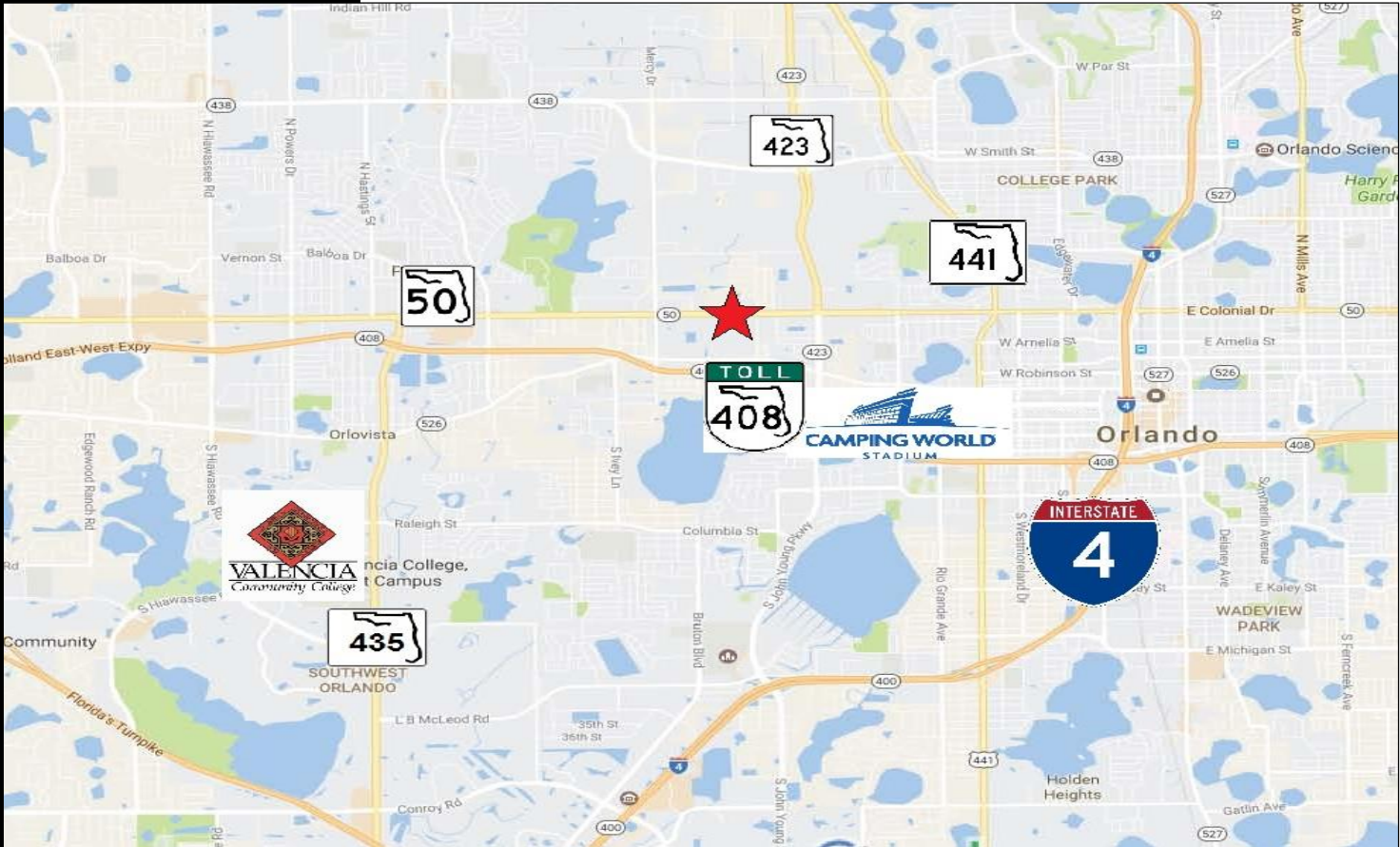
[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

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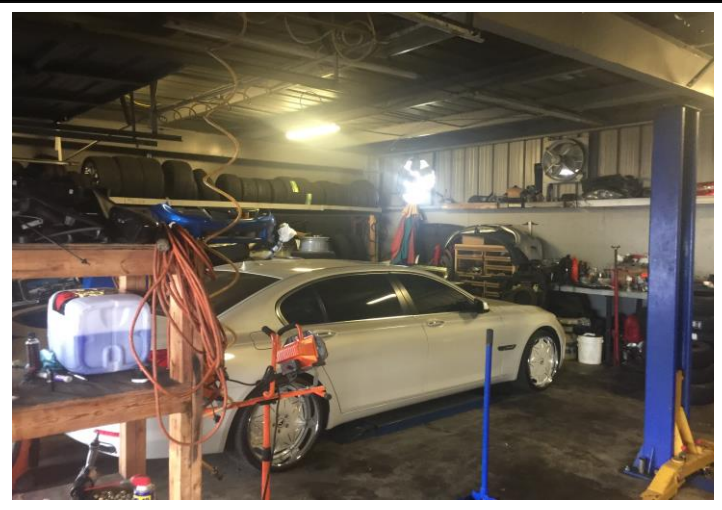


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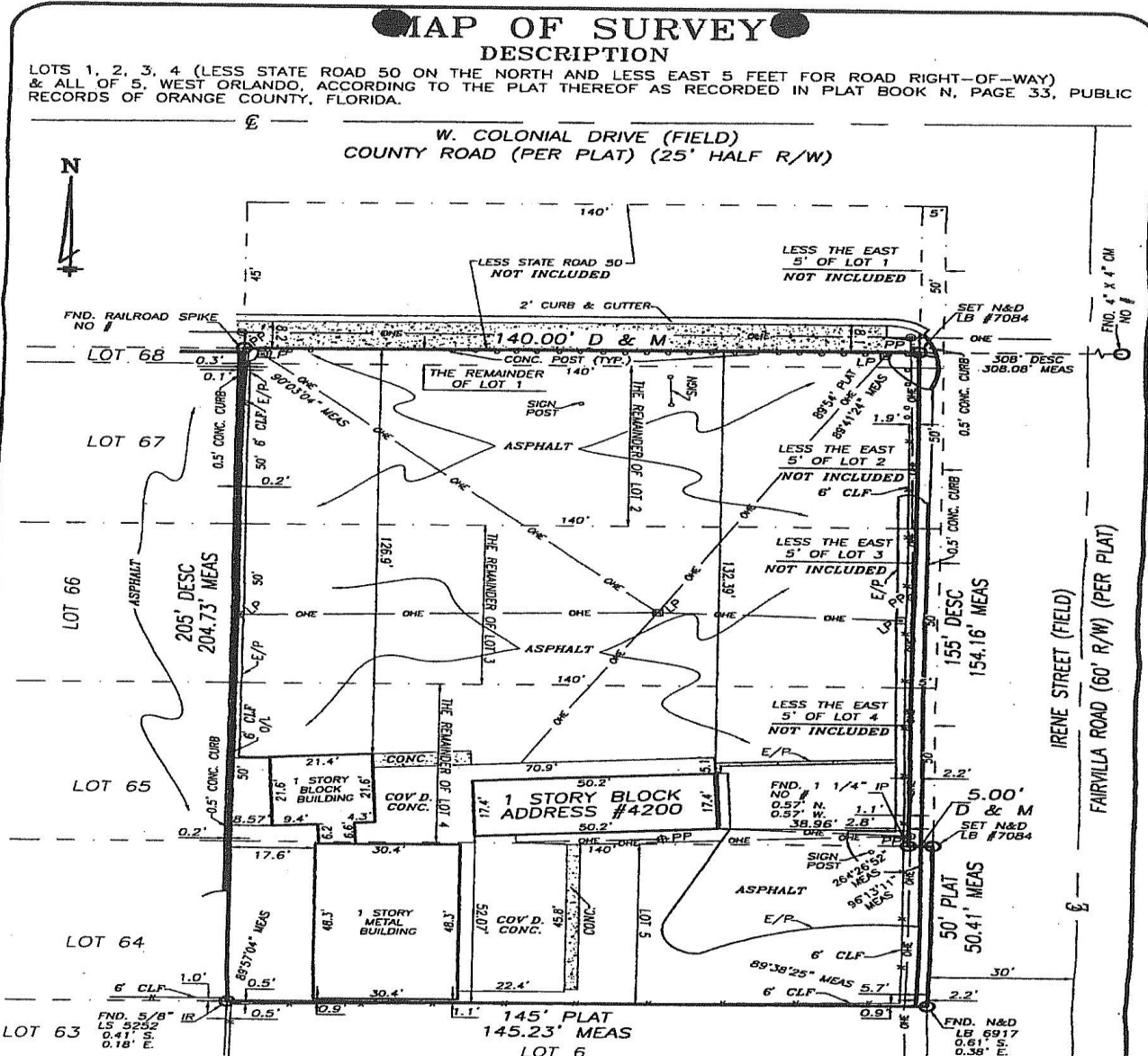


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DF# OCN-33-LOTS1-4 NOTE: UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.

BOUNDARY SURVEY CERTIFIED TO: AINSLEY G. BLAIR & NORMA WAITE BLAIR, SUPREME FLORIDA TITLE; FIDELITY NATIONAL TITLE INSURANCE COMPANY; FIDELITY BANK OF FLORIDA, N. A.

BC - BACK OF CURB	IR - IRON ROD	REVISED CERTIFICATION 5-21-08 A. R.	FIELD DATE: APRIL 30, 2008
CALC - CALCULATED	LB - LICENSE BUSINESS	SCALE: 1" = 30'	DRAWN BY: A. R.
C - CENTERLINE	LP - LIGHT POLE		
CLF - CHAIN LINK FENCE	MEAS - MEASURED		
CONC - CONCRETE	MS - METAL SHED		
CBW - CONCRETE BLOCK WALL	N&D - NAIL & DISK		
CM - CONCRETE MONUMENT	ONE - OVERHEAD ELECTRICAL		
CP - CONCRETE PAD	OL - ON LINE		
CSW - CONCRETE SIDEWALK	POB - POINT OF BEGINNING		
COVD - COVERED	POC - POINT OF COMMENCEMENT		
DESC - DESCRIPTION	PC - POINT OF CURVATURE		
DW - DRIVEWAY	PM - PLAT & MEASURED		
DE - DRAINAGE EASEMENT	PP - POWER POLE		
ESMT - EASEMENT	R - RADIUS		
E/P - EDGE OF PAVEMENT	R/W - RIGHT OF WAY		
FTE - FINISHED FLOOR ELEVATION	TR - TYPICAL		
FND - FOUND	UE - UTILITY EASEMENT		
FRP - IRON PIPE	UB - UTILITY BOX		
W - CUT WIRE ANCHOR	WF - WOOD FENCE		

**M.A.P. Land Surveying, Inc.**

4515 Curry Ford Rd.  
Suite C  
Orlando FL 32812  
PH. 407 896 4557  
FAX 407 896 4874  
E-Mail: Maplandsurvey@cll.ir.com

THIS BUILDING/LOT IS IN FLOOD ZONE X, BASED ON FLOOD INSURANCE RATE MAP, NO.120179 0245 E, ORANGE COUNTY, FLORIDA.

BEARING STRUCTURE BASED ON: THE SOUTH RIGHT OF WAY LINE OF W. COLONIAL DRIVE.

Andrew Perry, P.S.M.  
Professional Surveyor & Mapper #6124  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.

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