

**AUTOMOTIVE REPAIR / INVESTMENT**

**FOR SALE OR LEASE**

**1782/1784 LEE ROAD**

**ORLANDO, FL 32810**



**PROPERTY FEATURES:**

- Multi-Tenant 6,210 SF Building Located on a 29,950 SF Lot
- 1782 – 3,500 SF/(6) Drive Thru Bays (new 5 year Lease in 12/2017)
- 1784 – 2,710 SF/(4) Drive Thru Bays (Existing tenant has been here for 6 years and will sign new lease or available for a user that wants to occupy)
- As-Is Leases. Tenant covers all expenses and repairs
- Billboard Income \$12k/year with 10-years Remaining on the Lease
- 16' Clear Height; Office and Waiting Area in Both Spaces
- Fenced in Rear Parking Lot; Pole Signage, Renovated in 2006
- Current NOI is \$123,500 with Annual Increases
- Located at the Major Intersection of Lee Rd. and Edgewater Dr.
- Owner Financing Available with 30% Down at 7% IO on a 10 year term
- Owner can buy and use 1784 side and the income will service 100% of the debt and expenses and use 1784 side for free
- **OWN FOR LESS THAN RENTING**

**SALE PRICE:**

**\$1,550,000**

*(8% Cap Rate)*

**LEASE PRICE:**

**\$5,000 (4 Bays-1784)**

**5 Year Minimum**

**CONTACT:**

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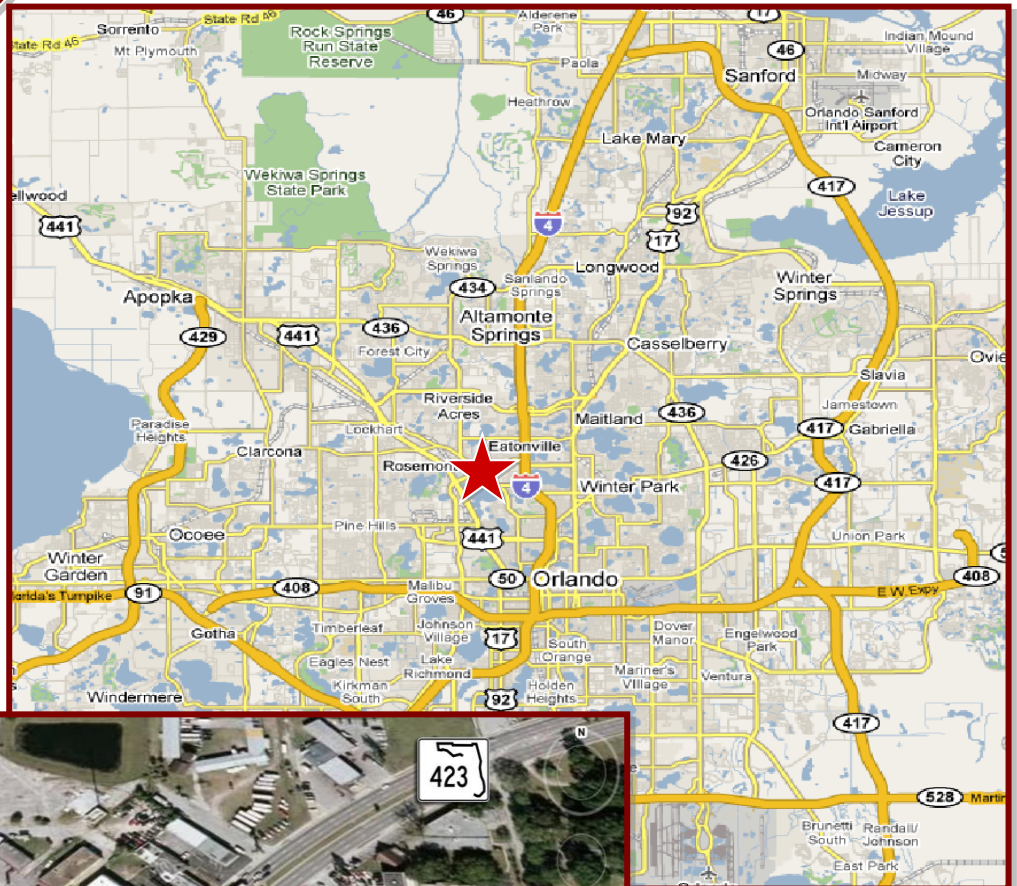
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**TRAFFIC COUNTS**

**(MAJOR INTERSECTION 100' AWAY)**

- Lee Road – 52,355 VPD
- Edgewater Drive – 50,013 VPD

**\*Demographics Available  
Upon Request\***



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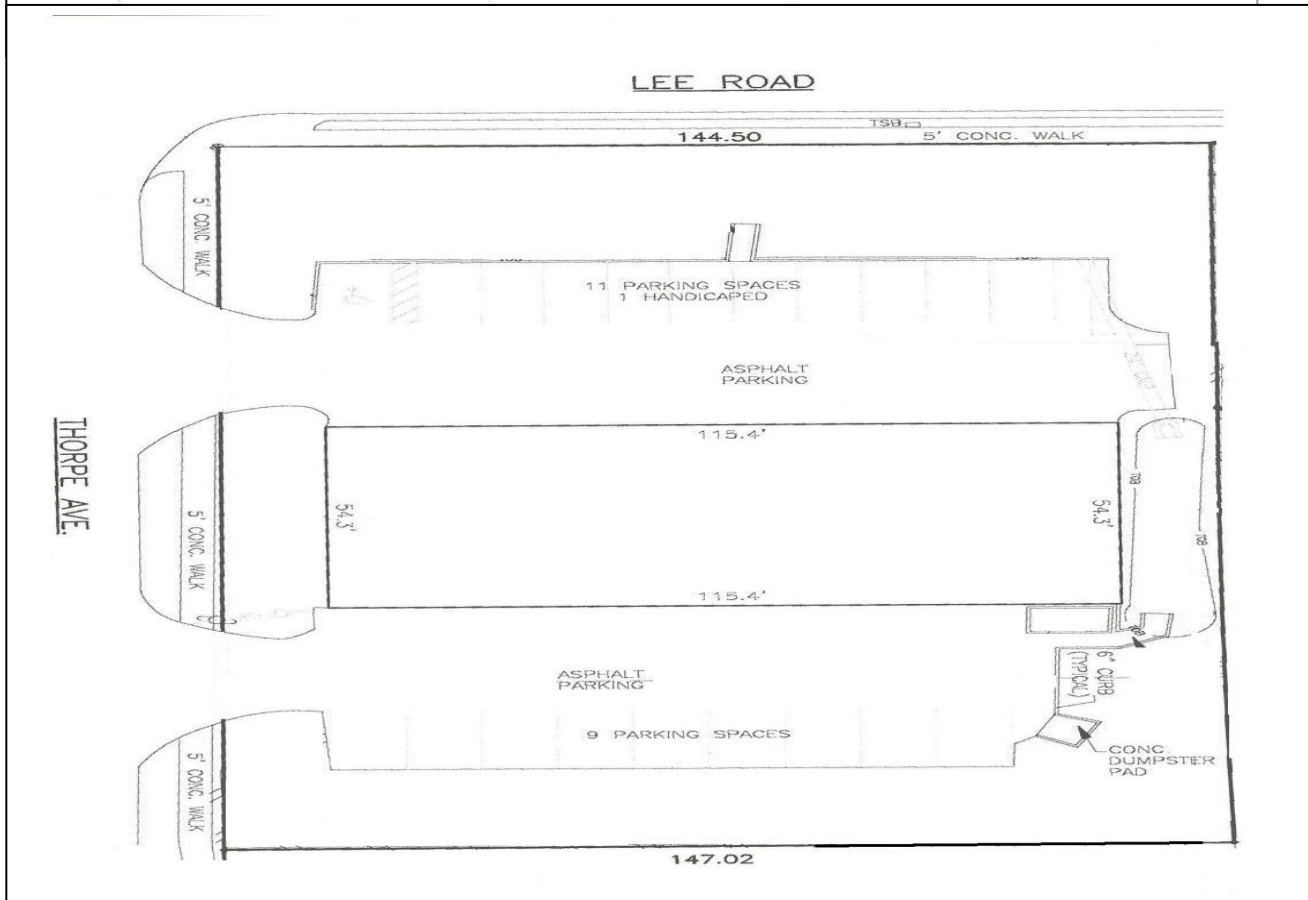
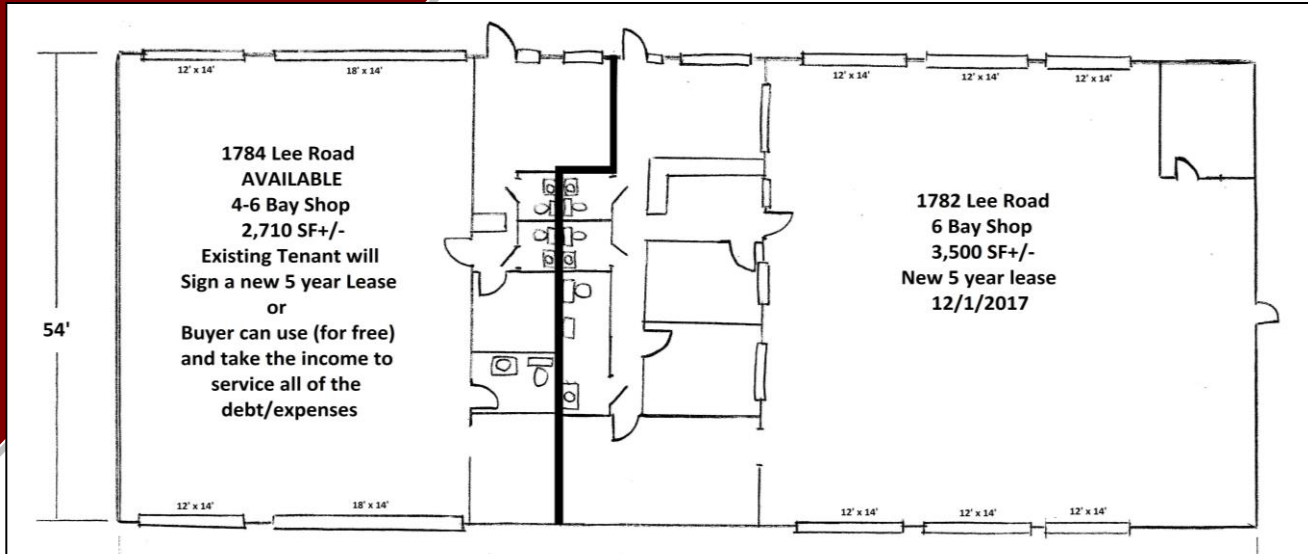
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