

**FOR SALE  
OR LEASE**

## **AUTOMOTIVE INVESTMENT**

**1440 E. SEMORAN BLVD  
APOPKA, FL 32703**



### **PROPERTY HIGHLIGHTS**

- 7,425 SF (3) Suite Auto Repair Facility with Current NOI of \$92,600
- 100% Occupied with (2) Units coming available in 2017
- 18' Clear height, 3 Phase Power, I-1 Zoning, Front & Rear Loading Bays
- Front and Rear Parking Lots Ample Building and Pylon Signage
- Across the street from Mullinax Ford
- Close to Hwy 441, Wekiwa Springs, Hunt Club Blvd, 429, Maitland Blvd, and SR 434 (Demographics available upon request)
- Owner User Opportunity. Owner Use with Income for Debt Service
- Investment Overview Available with signed NDA (see broker for details)
- In-House Financing Available (see broker for details)
- **Lease Amount:** (7 Bay Shop) **\$6,500.00 MG**  
(5 Bay Shop) **\$5,000.00 MG**
- **Sales Price:** **\$1,200,000 (8% Cap Rate)**

### **CONTACT**

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**Results Real Estate Partners, LLC**  
*Licensed Commercial Real Estate Brokers*  
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[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

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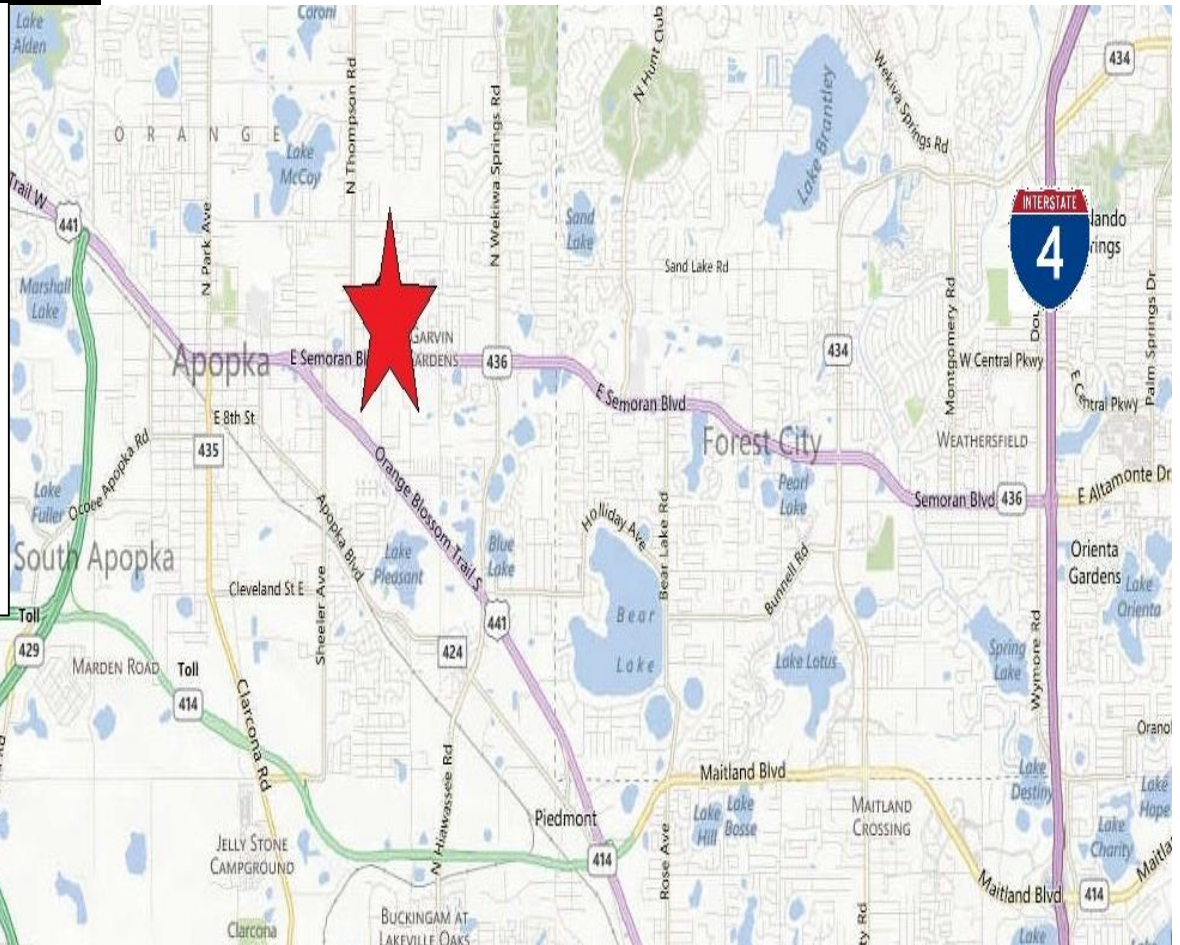
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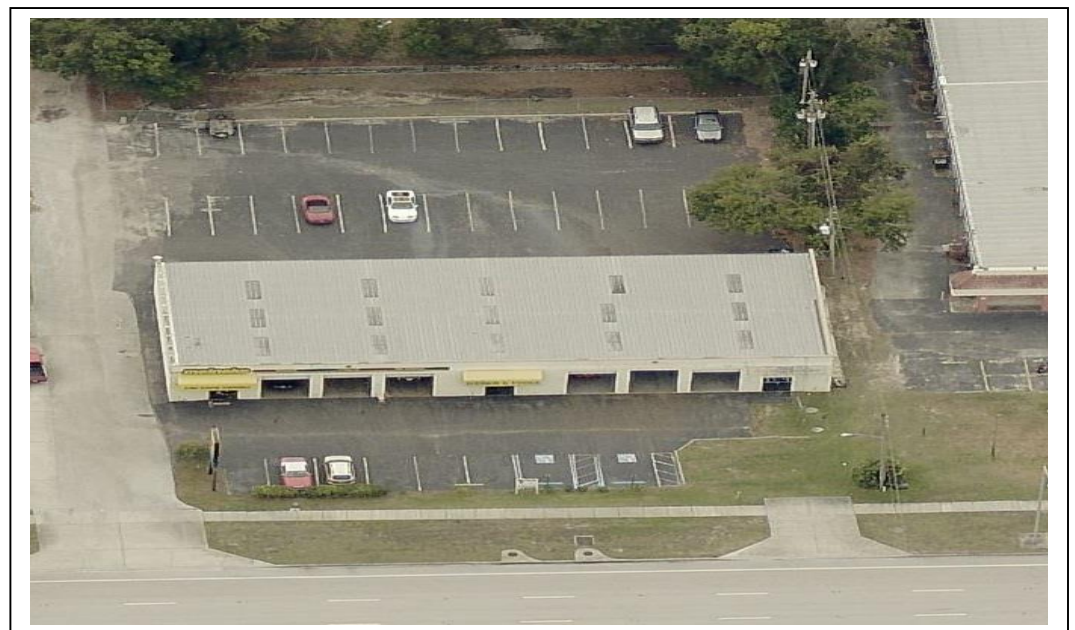
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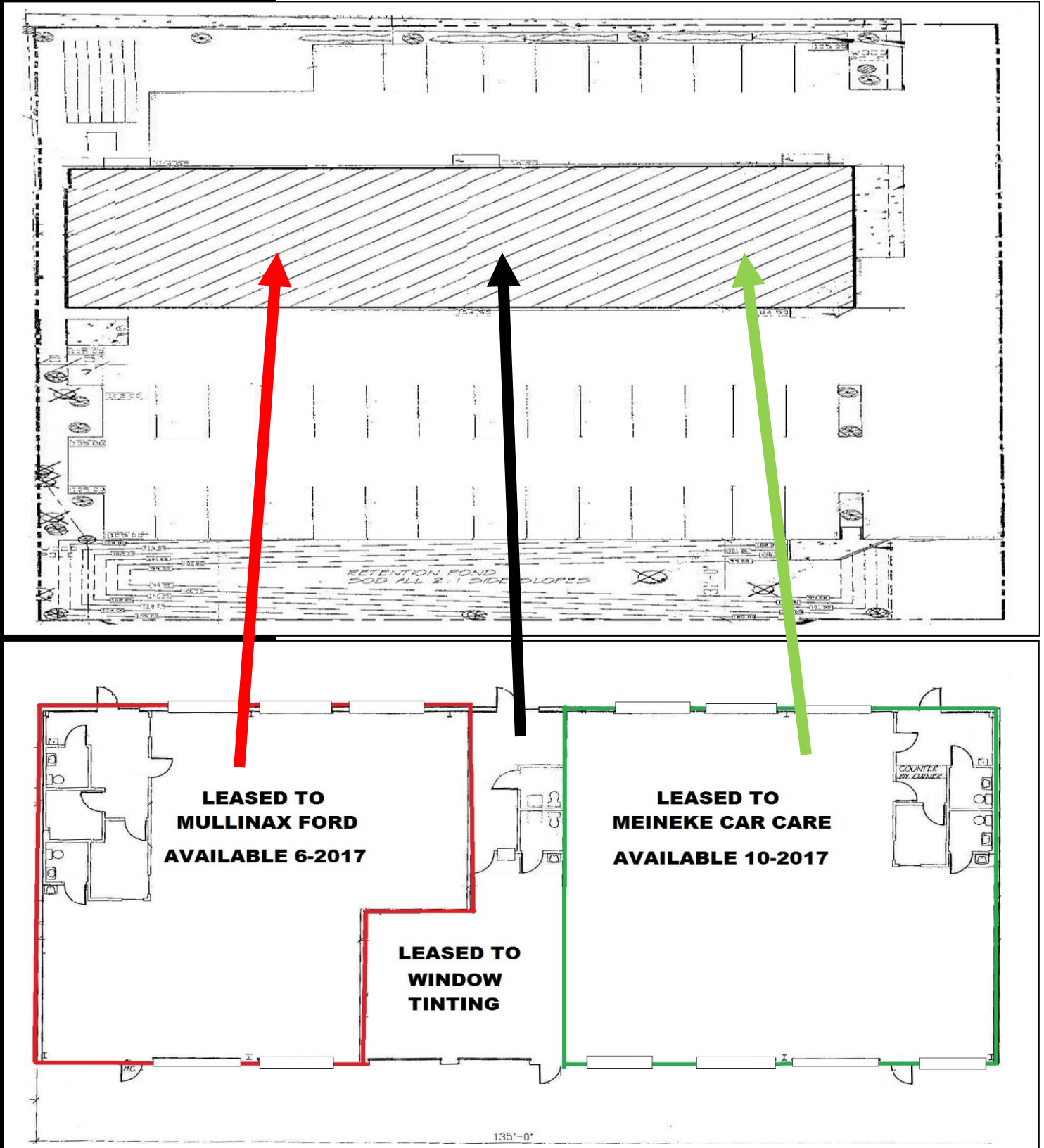
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