

FOR  
SALE

YUCATAN DR

BRYAN RD

GOLDENROD RD

EAST-WEST EXPRESSWAY



35 SOUTH GOLDENROD ROAD

ORLANDO, FL | 8.78 ACRES | ZONED C-1, ORANGE COUNTY



CITE PARTNERS

# PROPERTY SPECIFICATIONS

## THE PROPERTY

- 8.78 gross acres (4.78 useable acres)
- Zoned C-1, Orange County
- Land Use: 1000 - Vacant Commercial
- Municipality: Unincorporated Orange County

Possible uses for C-1 zoning include residential storage; veterinary services; self storage facility; building materials; paint or hardware store; garden store; general merchandise store; convenience store; auto parts store; gas station; clothing store; furniture store; restaurant; bank; miscellaneous retail store or repair services; business services; gym; health services

## UTILITIES

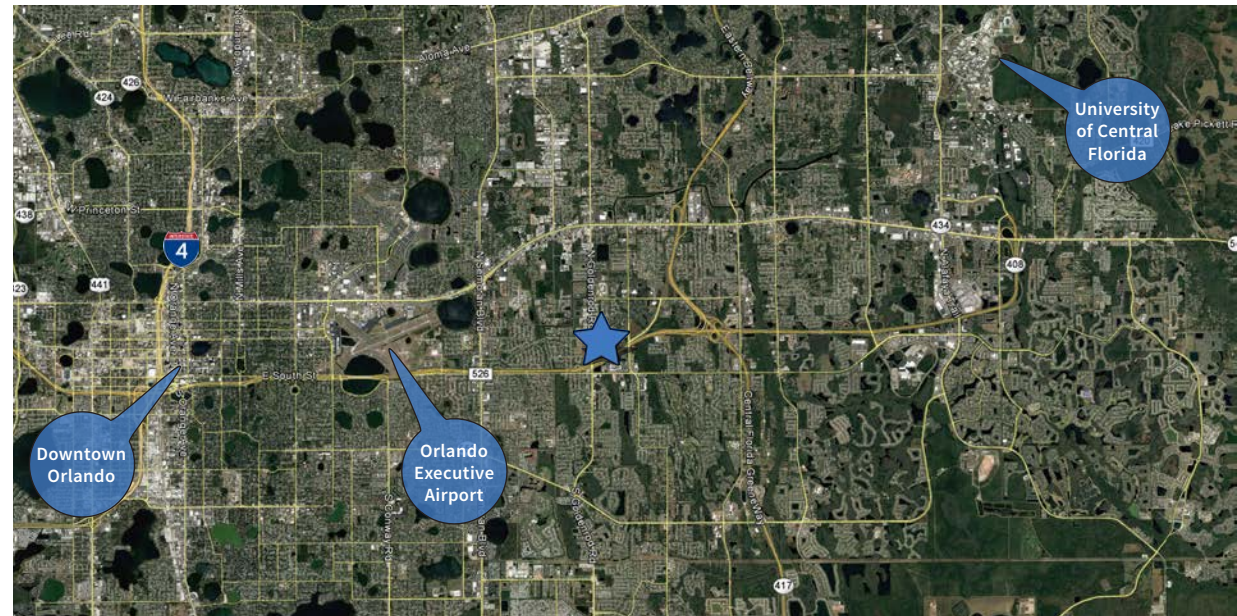
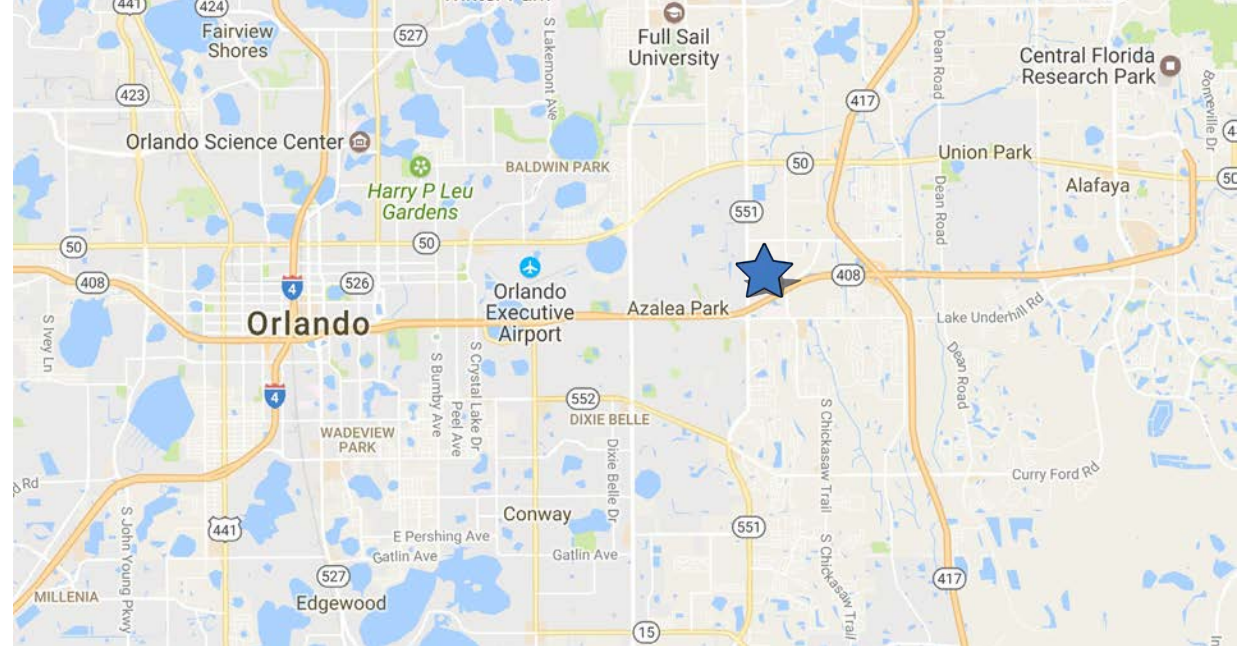
- Power: Duke Energy
- Water: Orange County Utilities
- Sewer: Orange County Utilities
- Garbage: Orange County

## LOCATION

- Located just north of the Goldenrod Rd-State Road 408 interchange
- Offers excellent access to East-West Expwy (SR 408), Colonial Drive, Central Florida Greenway (SR 417), and Semoran Blvd (SR 436)
- Minutes from Florida Hospital East Orlando, Valencia College, Colonial High School, Orlando Fashion Square, and Orlando Executive Airport

## THE PRICE

\$1,195,000  
(\$136,105 per gross acre; \$250,000 per useable acre)



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