FOR SALE

MULTI-TENANT RETAIL/SERVICE PROPERTY
389 N. HWY 17-92
LONGWOOD, FL 32750

RESULTS
REAL ESTATE PARTNERS, LLC

CONTACT

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Results Real Estate Partners, LLC
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PROPERTY HIGHLIGHTS

- **7,500 SF Multi-Tenant Commercial Building**
- **5,500 SF Retail/Service Unit with (2) Service Bays and Large Showroom with Great Exposure on HW 17-92**
- **2,000 SF Office/Warehouse/Service Unit with Outside Storage that is leased for $3000 a month with 4 years left on the term**
- **.89 Acre of Land Zoned C-2 with (2) Pole Signs**
- **125' on Hwy 17-92 Corner Lot with Direct Curb Cut**
- **Renovated in 2006 & 2008 with New Roof in 2005**
- **100% Financing Available (see broker for details)**
- **Buy with no money down with a mortgage payment of $4600 a month and with the $3000 rental income on the rear unit, a user can occupy 5500 SF for $1600 a month and own the facility ($3.49 PSF)**
- **Sale Price: $750,000 FIRM ($100 PSF)**

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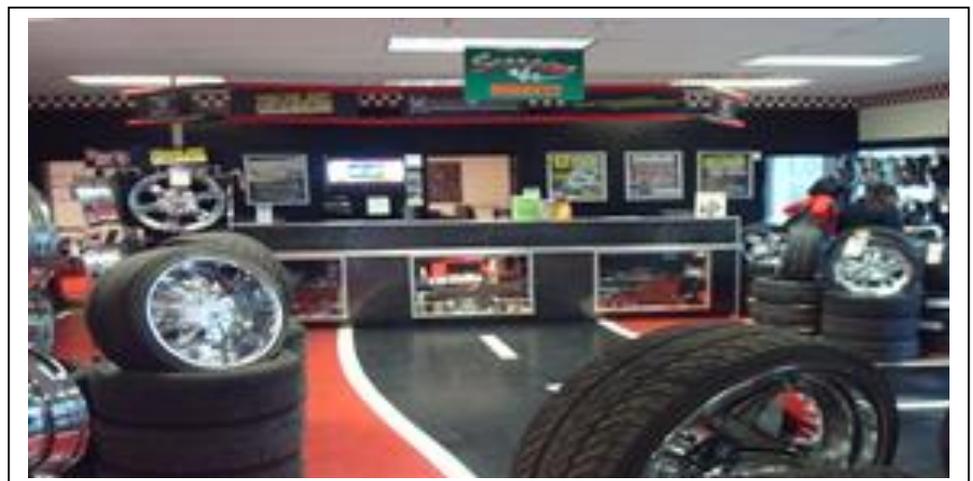**1040 Nursery Road was leased to a car dealer and auto repair facility**

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View of the showroom in 389 HW 17-92
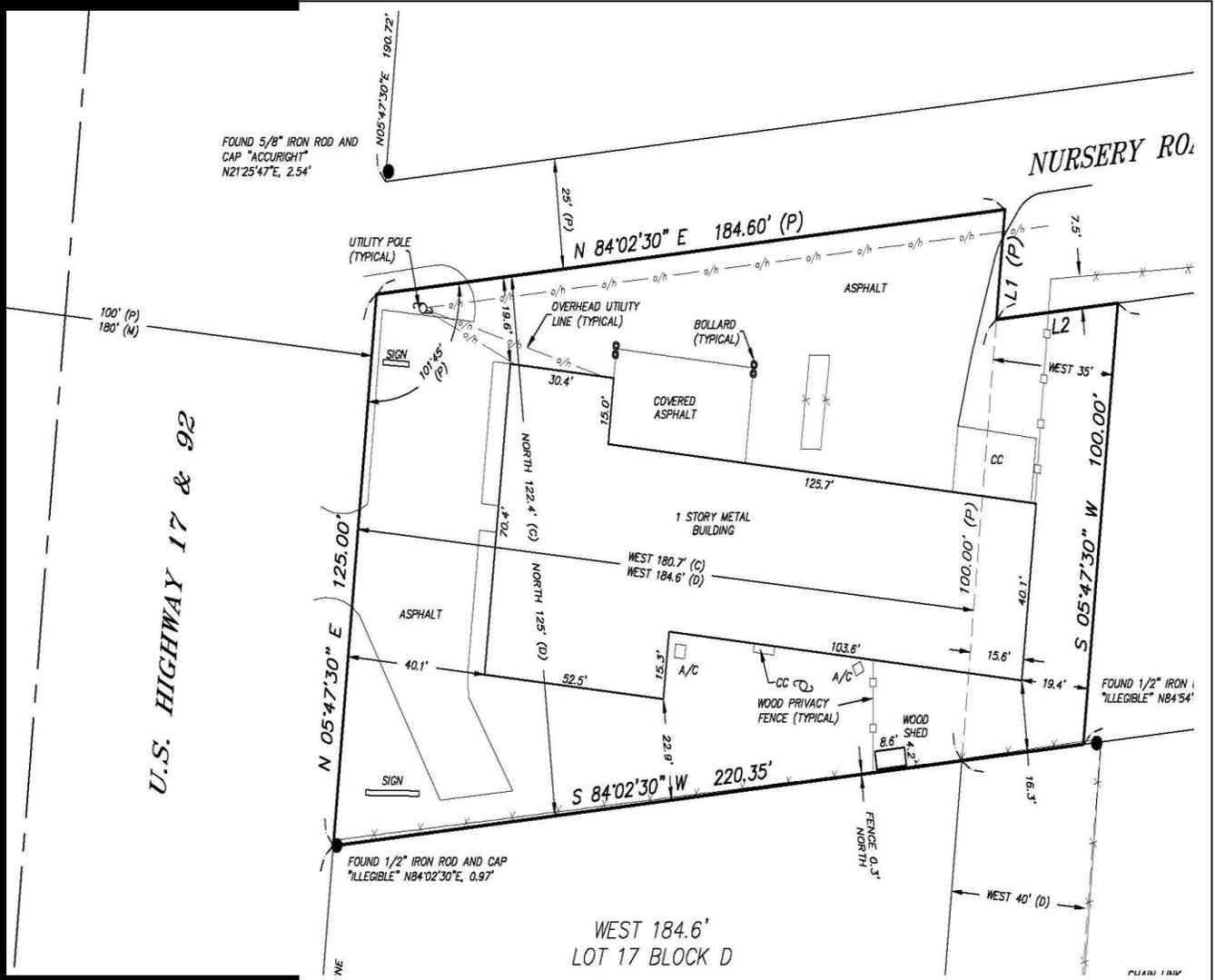
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NURSERY ROAD

FOUND 5/8" IRON ROD AND CAP "ACCURIGHT" N21'25'47"E, 2.54'

N05'47'30"E 190.72'

UTILITY POLE (TYPICAL)

N 84'02'30" E 184.60' (P)

25' (P)

7.5'

ASPHALT

OVERHEAD UTILITY LINE (TYPICAL)

BOLLARD (TYPICAL)

100' (P)
180' (M)

SIGN

COVERED ASPHALT

1 STORY METAL BUILDING

WEST 35'

CC

125.7'

WEST 180.7' (C)
WEST 184.6' (D)

100.00' (P)

S 05'47'30" W 100.00'

U.S. HIGHWAY 17 & 92

N 05'47'30" E 125.00'

NORTH 122.4' (C)

NORTH 125' (D)

ASPHALT

40.1'

52.5'

A/C

CC

A/C

WOOD PRIVACY FENCE (TYPICAL)

WOOD SHED

15.6'

19.4'

FOUND 1/2" IRON "ILLEGIBLE" N84'54'

103.6'

22.9'

8.6'

16.3'

SIGN

S 84'02'30" W 220.35'

FENCE NORTH 0.3'

FOUND 1/2" IRON ROD AND CAP "ILLEGIBLE" NB4'02'30"E, 0.97'

WEST 40' (D)

WEST 184.6'
LOT 17 BLOCK D

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