

**FOR  
SALE**

**600 PALM SPRINGS DRIVE  
ALTAMONTE SPRINGS, FL 32701  
FREESTANDING OFFICE BUILDING**



**PROPERTY HIGHLIGHTS**

- 1,971 SF Freestanding Office Building
- .35 Acre of Land Zoned for Office Use
- Corner of Osceola St and Palm Springs Drive with Great Signage on Palm Springs Drive
- Ample Parking with a 5/1000 Parking Ratio
- Reception Area, (5) Offices, Kitchen Area, Reception Area and 3 bathrooms
- Great Medical Conversion, Own for Less than Renting
- Located Behind the Altamonte Mall close to I-4, 436, 434, and 427 in an Explosive Trade Area
- 100% Financing Available (see broker for details)
- Sales Price: **\$299,995**

**C O N T A C T**

**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

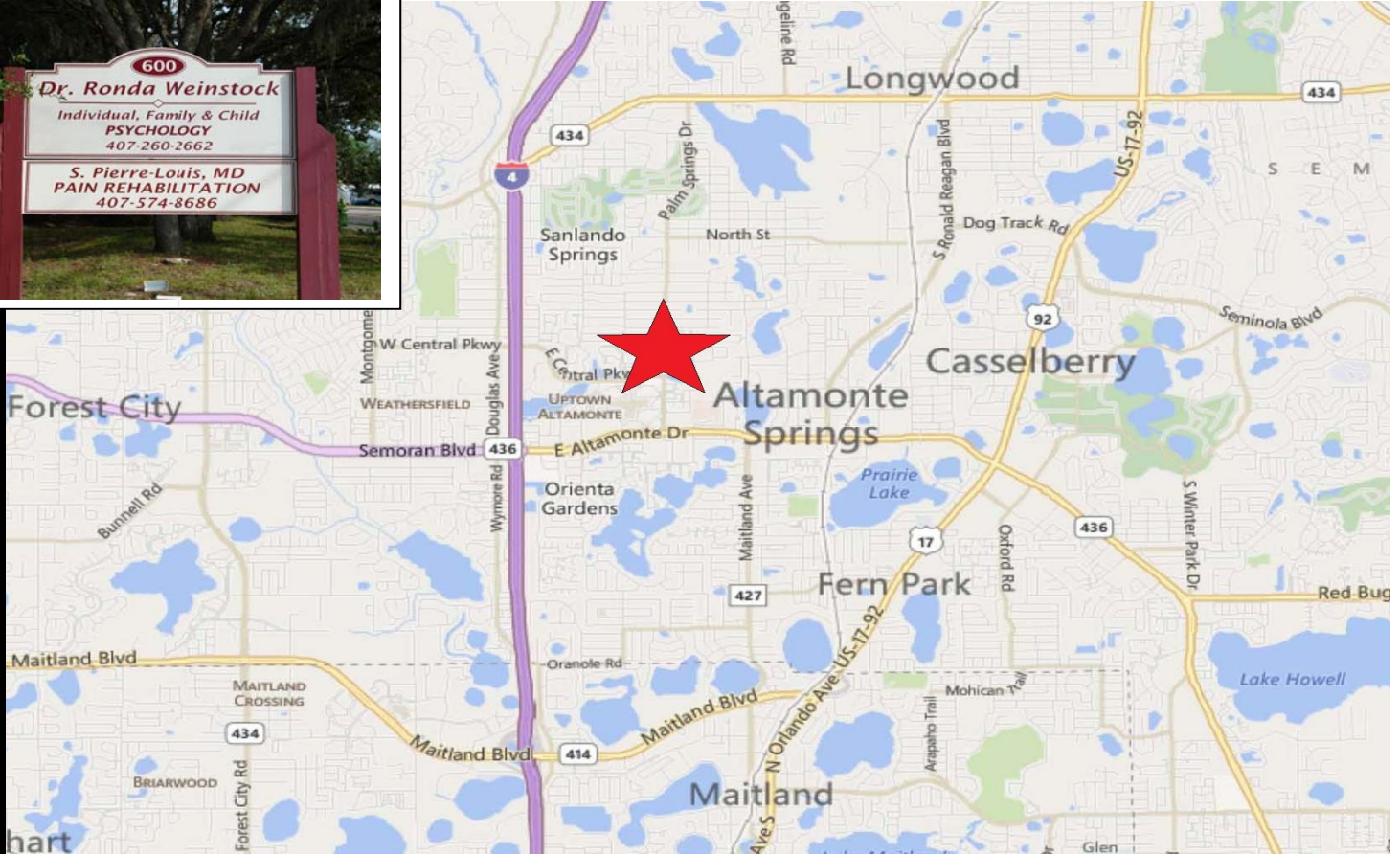
407.647.0200 *main*  
407.647.0205 *fax*

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

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR  
SALE**

**600 PALM SPRINGS DRIVE  
ALTAMONTE SPRINGS, FL 32701  
FREESTANDING OFFICE BUILDING**



**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



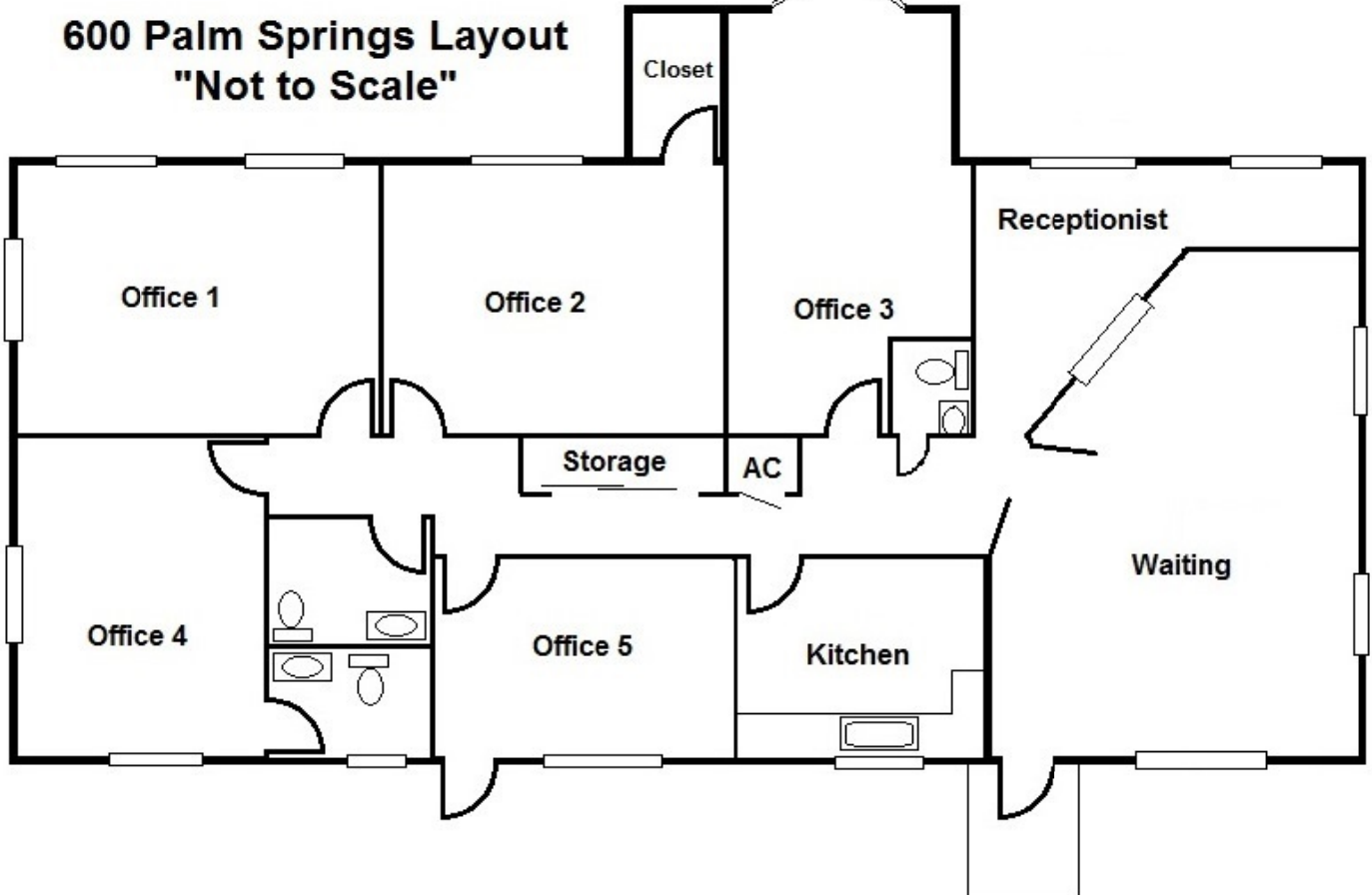
This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR  
SALE**

**600 PALM SPRINGS DRIVE  
ALTAMONTE SPRINGS, FL 32701  
FREESTANDING OFFICE BUILDING**



**600 Palm Springs Layout  
"Not to Scale"**



**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)



This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.



## UP TO 100% FINANCING AVAILABLE

### SBA 7(a) FINANCING SCENARIO

Purchase Price	\$ 300,000.00
Down Payment ( %)	\$ 0.00
Loan Amount (100 %)	\$ 300,000.00
Term of Loan in Years (fully amortizing)	25 years
Interest Rate*	5.00%
Monthly Loan Payment	\$ 1,754
Processing Time	2 weeks
Balloon Payment	None
Pre-payment Penalty	3 Year (5%, 3%, 1%)
Lender Points	Zero

Note: Estimated Closing Costs/Fees will include SBA Guarantee Fee, Lender packaging fee, Environmental, Appraisal, Title Insurance, and Other Std Costs. Financing may be available for these items. Please call for additional information.

### COST PER SQUARE FOOT CALCULATION

Total Square Footage	1,971
Cost for principal and interest per sq. ft.	\$ 10.68
Other (if any):	
Current lease rate per sq. ft.	\$ 12.00

## CONTACT

### BUILDING OFFERED BY

**Vince Wollé**  
Results Real Estate Partners, LLCI

cremanager@gmail.com  
407.647.0200

### FINANCING AVAILABLE

**Lynne Singletary**

321.972.8840

LynneSingletary@CertusBank.com

[CertusBank.com](http://CertusBank.com)