

# RETAIL & OFFICE DEVELOPMENT OPPORTUNITY AVAILABLE!

750 HAROLD AVE • WINTER PARK, FL 32789



## FOR SALE:

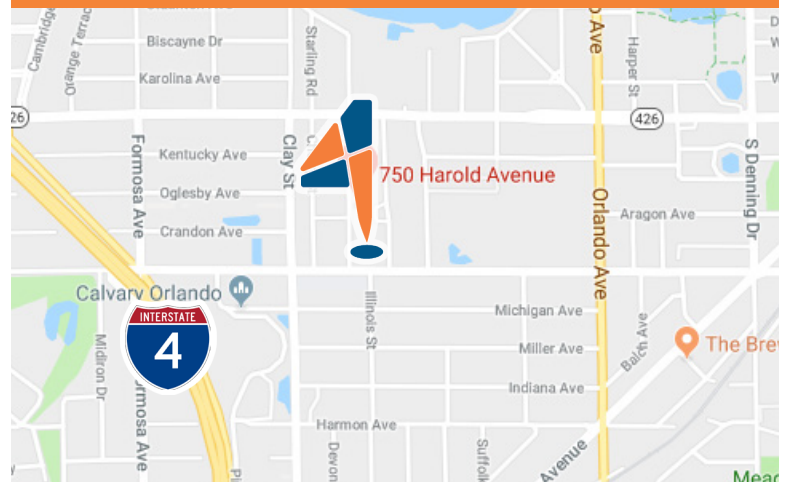


4ACRE Commercial Real Estate is pleased to bring to market 750 Harold Avenue in the ever-expanding Winter Park market. This C-3 zoned acreage is primed for numerous development opportunities, professional and retail alike, with a building already on premises. This property also comes equipped with easy, immediate access from both Fairbanks Avenue and Minnesota Avenue, with I-4 access being less than a mile away. Winter Park has become a hub of innovation, culture and style in the Central Florida market, and this is a rare opportunity to jump it on the ground floor!

### Property Highlights:

- Ideal location in Winter Park
- C-3 zoned: Lot ready for development
- Building already on-site
- High-demand area
- 4 parking spaces on-site

SALE PRICE .....	\$627,264.00
LAND SIZE.....	0.36 ACRES
ZONING .....	C-3
BUILDING.....	1,458 SF
OFFICE.....	1,386 SF
STORAGE/WAREHOUSE.....	665 SF



CONTACT US

\*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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(All Measurements are Approximate)



Demographics	5-Mile Radius
Population	269,272
Average HH Income	\$76,969
Households	118,048
Daytime Population	453,024

