

**FOR
SALE**

**2765 BELCO DRIVE
ORLANDO, FL 32808
MULTI-TENANT OFFICE WAREHOUSE**



PROPERTY HIGHLIGHTS

- 7,200 SF Multi-Tenant Building Built in 2007
- 3,600 SF for a buyer to owner use (existing paint and body shop)
- (3) 1,200 SF bays that are 100% rented for \$1,000 a month
- 1 Acre fenced and zoned C-2 Orange County, ample outside storage
- Buyer can also purchase the FF&E of the existing paint and body shop in the event they want buy the business
- Close to John Young Parkway, W. Colonial Drive, Pine Hills Road and just off of Silver Star Road
- New development going in across the street (see broker for details)
- Up to 100% Financing Available (see broker for details)

(Example: \$799,000 at 5.75% over 25 years = \$5,026 (P&I) with \$3,000 in rental income so an owner can use the 3,600 SF for \$2,026 NNN a month with zero money down)

Sales Price:

\$799,000 (\$111 PSF)



CONTACT

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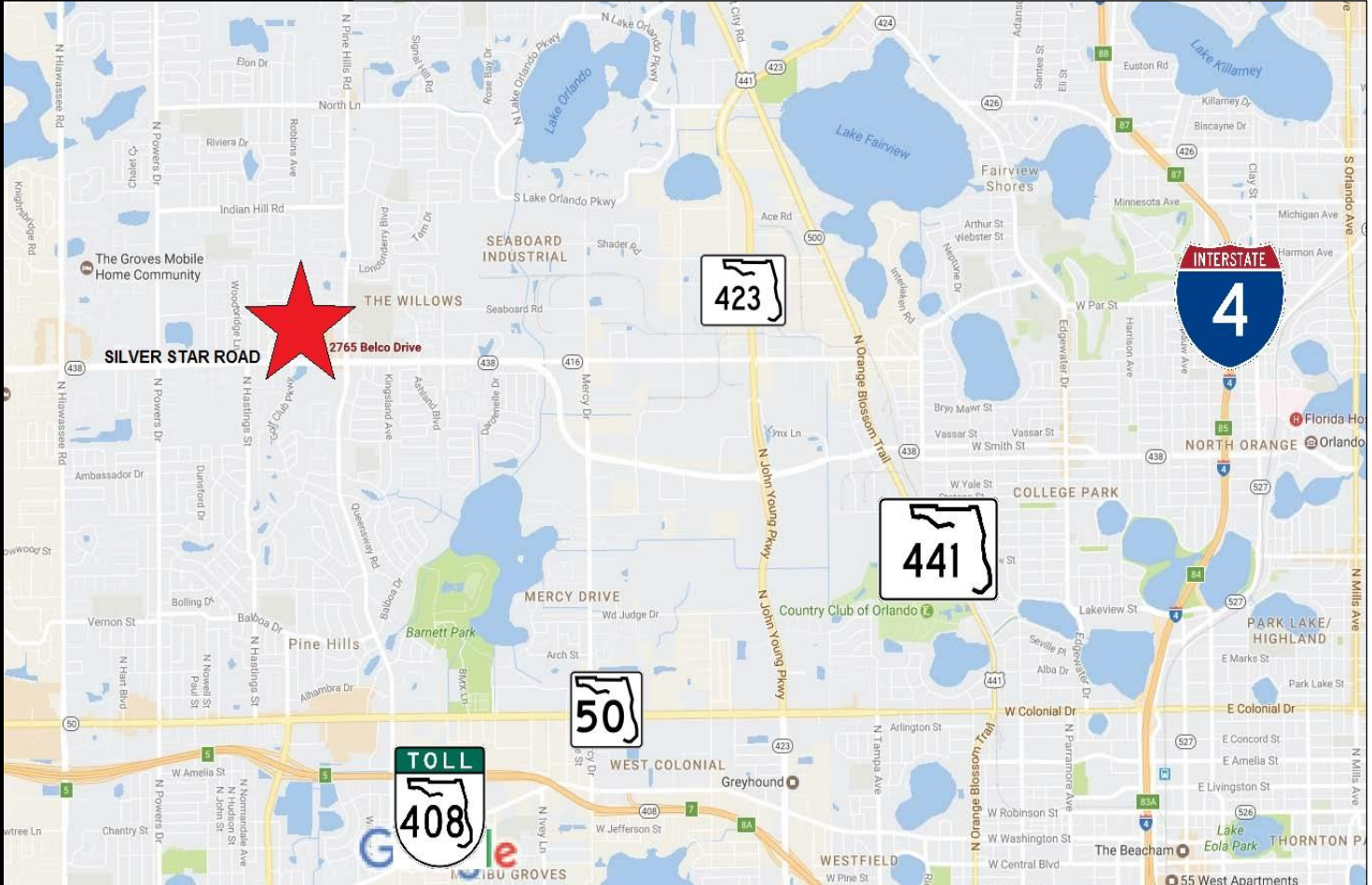
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