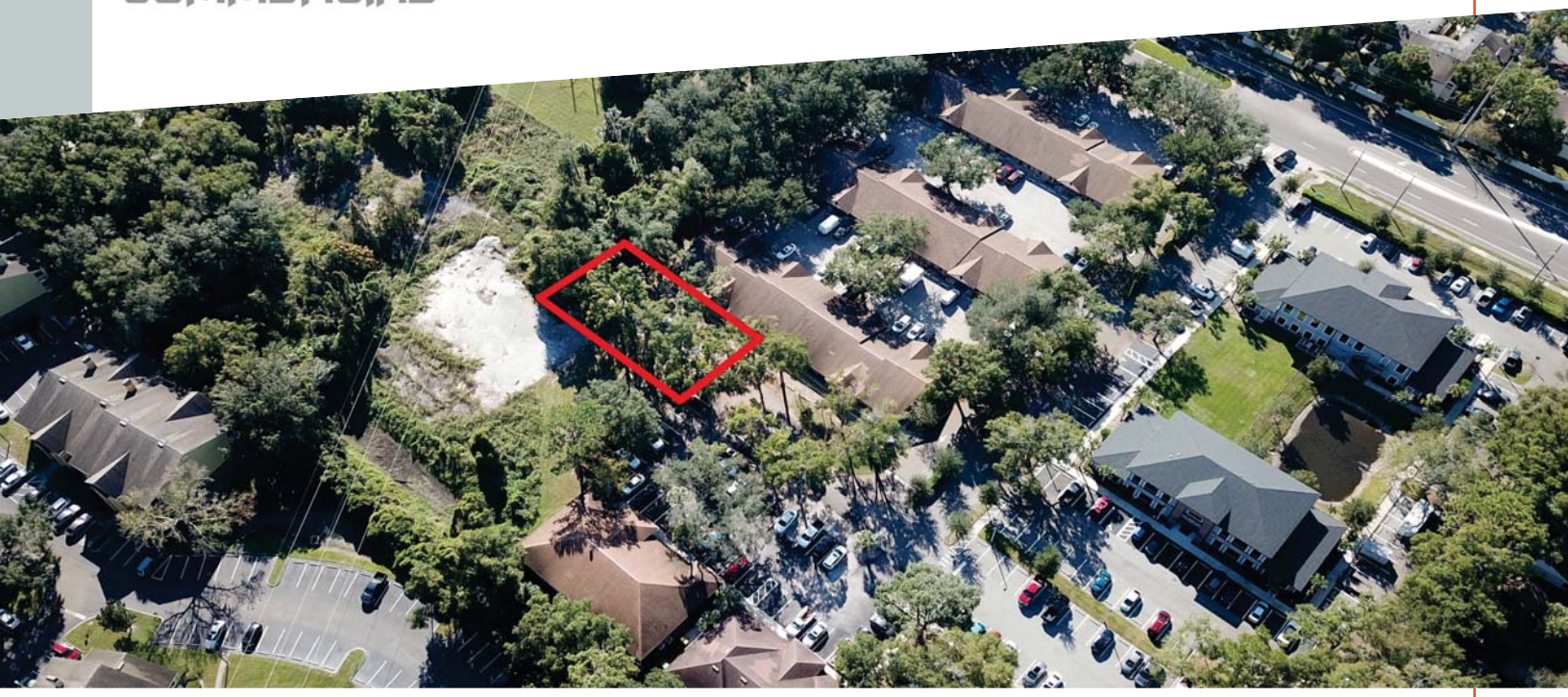
V3 COMMERCIAL

FOR SALE
CALL FOR PRICING

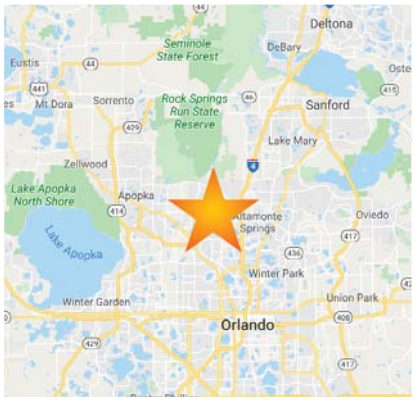


471 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FL 32714

BTS OFFICE PAD AVAILABLE FOR SALE

For More Information:

Therese Taylor, CCIM
407 595 8846
ttaylor@v3capgroup.com



PROPERTY HIGHLIGHTS

- 4,700 SF office condo pad located in the Montgomery Place Office Park
- Pre-approved for two floors, providing up to 9,400 SF on 94' x 50' footprint
- Plan in progress to increase parking for potential medical users
- Easy access to SR 436 and I-4
- Located in an established office park with new construction activity
- Excellent opportunity for an owner/user

DEMOGRAPHICS

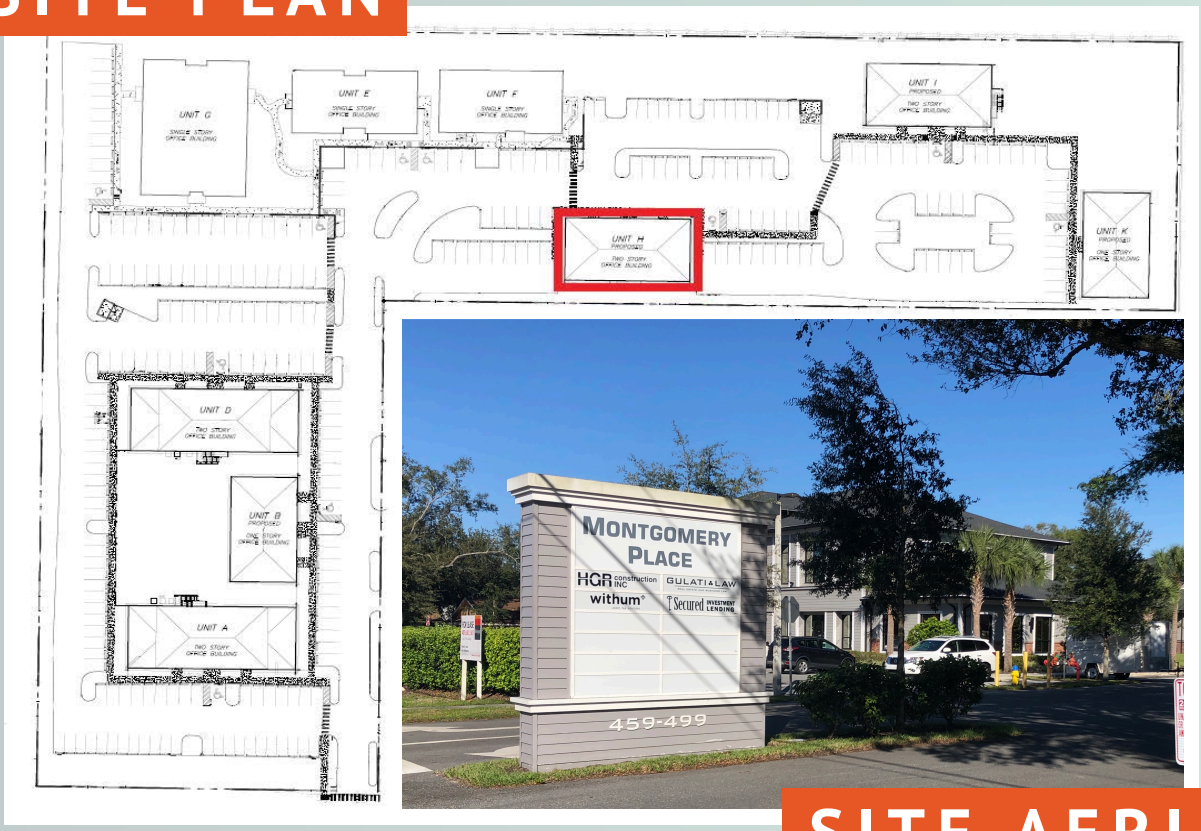
	1 MILE	3 MILE	5 MILE
Population	15,207	102,023	227,128
Households	6,435	43,588	91,691
Avg HH Income	$69,212	$79,290	$79,161

V3 COMMERCIAL

www.v3commercialadvisors.com

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.

SITE PLAN



SITE AERIAL

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