



FOR SALE/LEASE

Price: \$675,000



1120 WEST 1ST STREET SANFORD, FL 32771

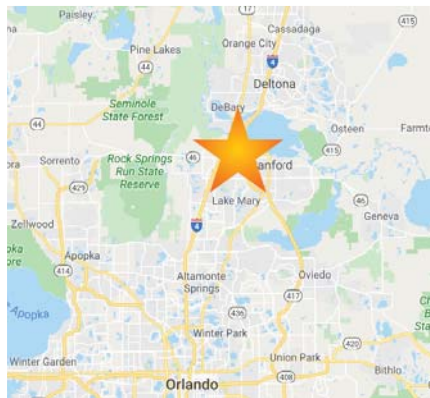
CEDAR CREEK BUSINESS & PROFESSIONAL CENTER

For More Information:

John Vick

407 421 2620

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PROPERTY HIGHLIGHTS

- 6,190± SF building, built in 1984
- Unique opportunity to purchase a well-located, professional office building
- Located on a major thoroughfare into Downtown Sanford
- Building was designed as a two-story, three (3) unit condominium
- Each unit includes covered garage parking in the rear with fully finished basements
- Suitable for an owner/user or investment buyer

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6,878	50,004	106,391
Households	2,662	18,957	40,381
Avg HH Income	\$44,174	\$53,381	\$64,805

www.v3commercialadvisors.com

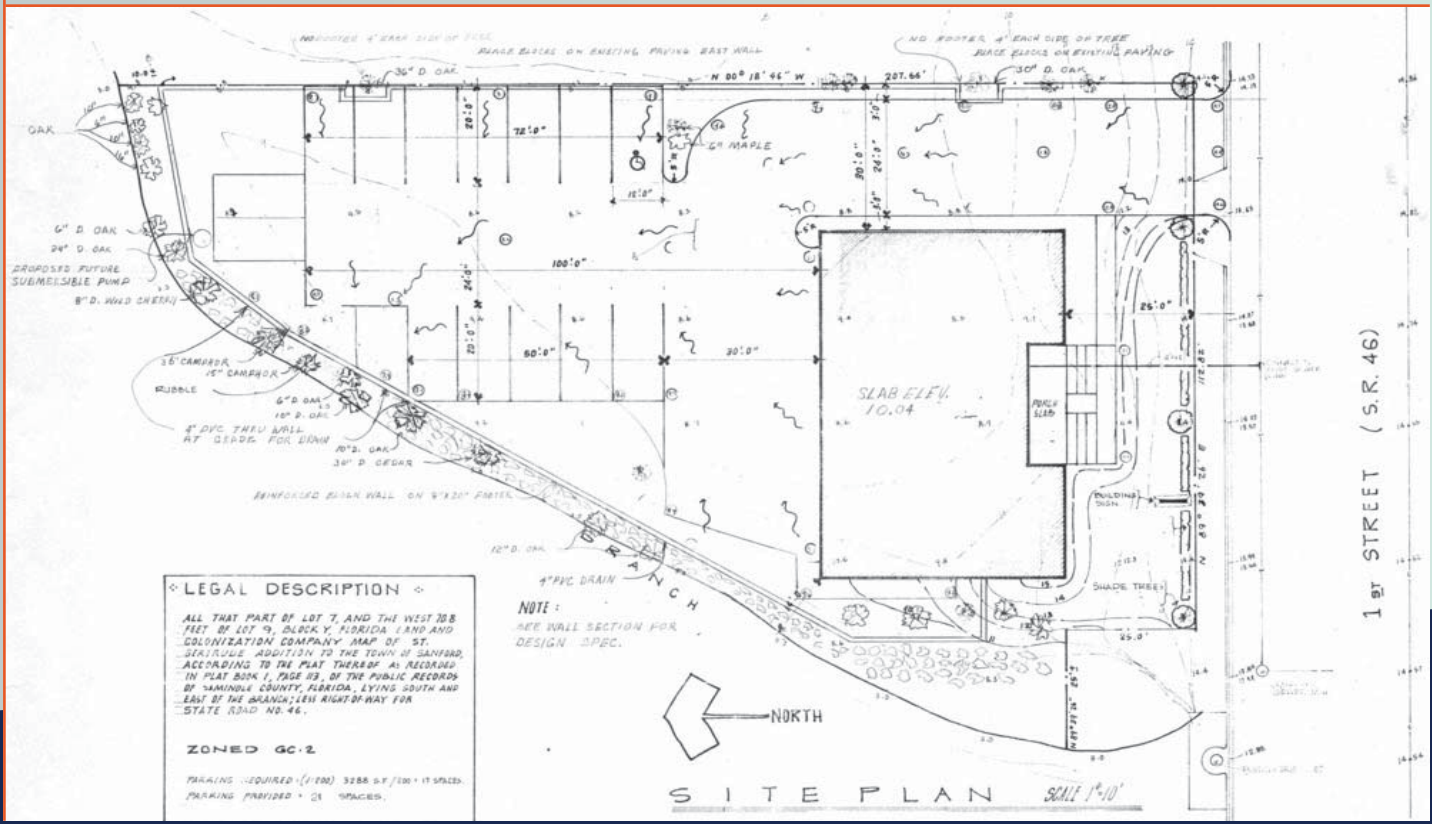
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



LOCATION MAP



SITE PLAN



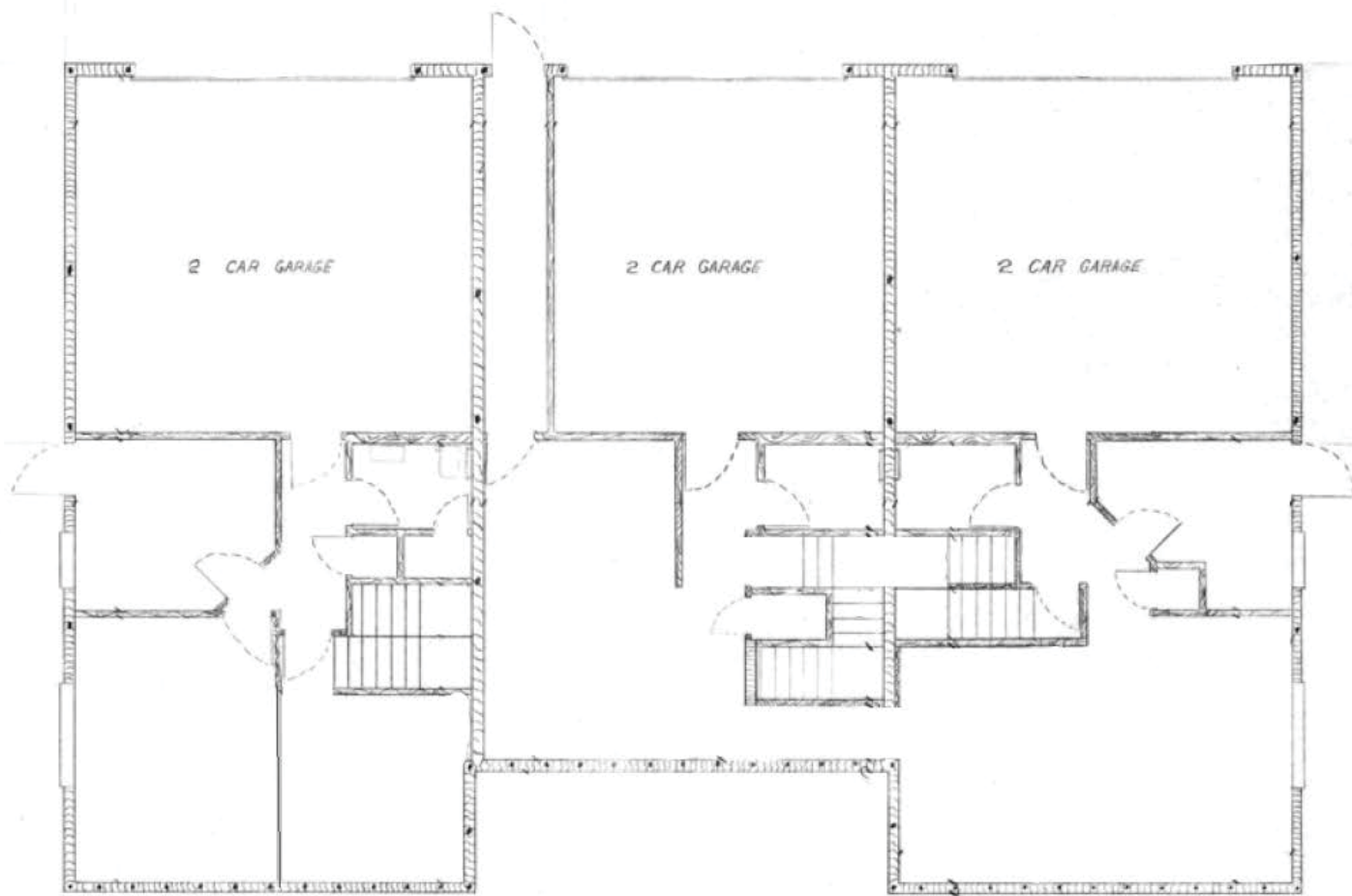
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FLOOR PLAN

1ST FLOOR - GARAGE ENTRY/STORAGE



FLOOR PLAN

2ND FLOOR - RECEPTION/OFFICES

