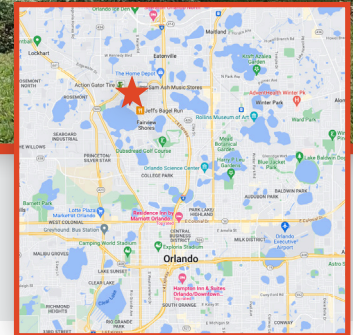




**4474 EDGEWATER DRIVE, ORLANDO, FL 32804**  
**TURNKEY MEDICAL BUILDING**  
**PRICE REDUCED & EQUIPMENT INCLUDED**



### PROPERTY HIGHLIGHTS

- Rare Move-In Ready Medical Office For Sale
- Great Location with High Traffic Counts
- Equipment is Included
- 4 Exam Rooms, 2 Doctors Offices, Large Waiting Room
- Recently Renovated, Including Roof
- 6-1 Parking Ratio

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,223	75,755	246,340
Households	3,209	38,224	117,698
Avg. HH Income	\$76,308	\$82,891	\$85,874

### FOR MORE INFORMATION



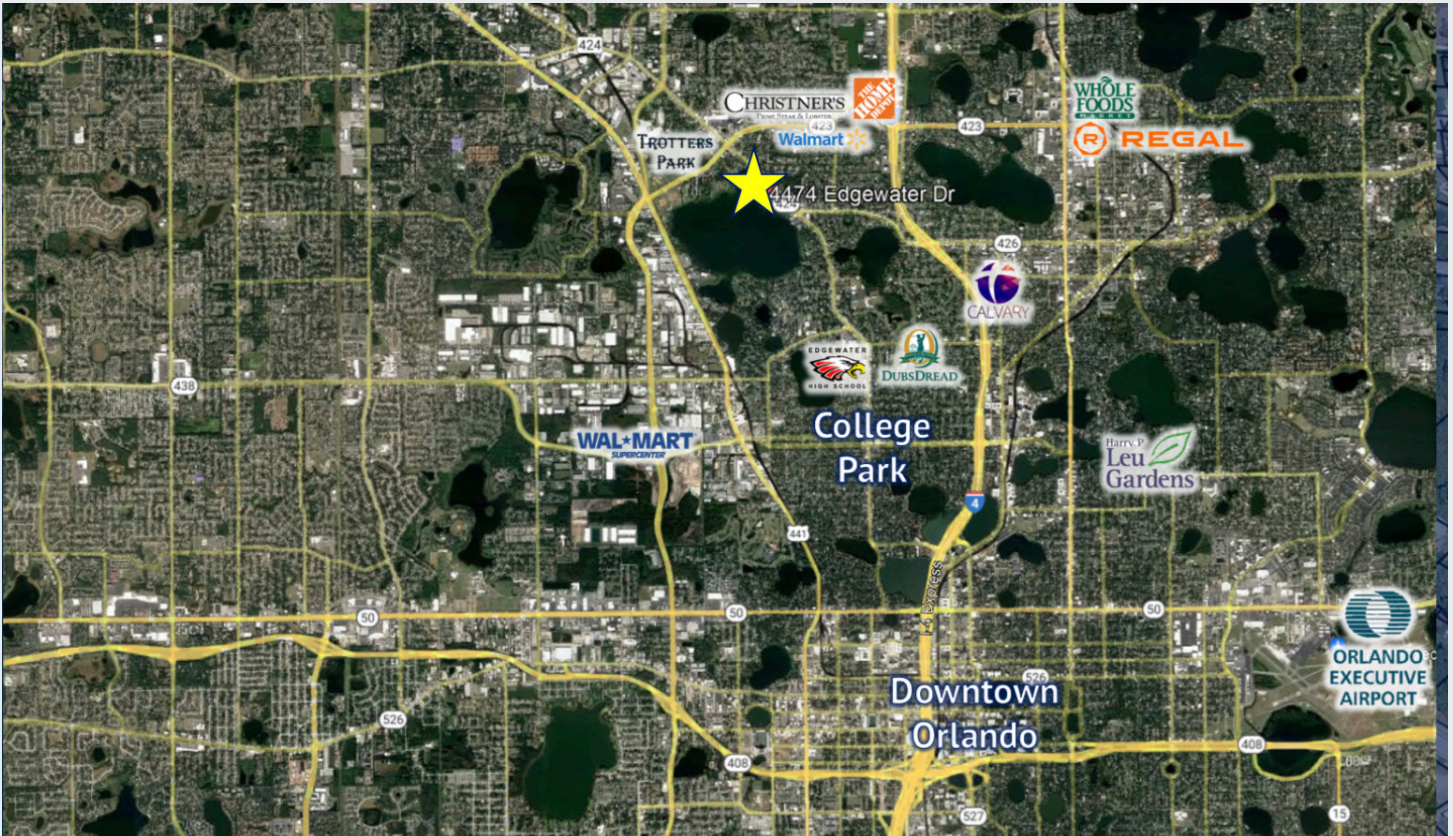
**Bobby Bridges**  
407-616-1025  
bobby@v3capital.com



**FOR SALE**  
**\$705,000**

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[www.v3commercialadvisors.com](http://www.v3commercialadvisors.com)

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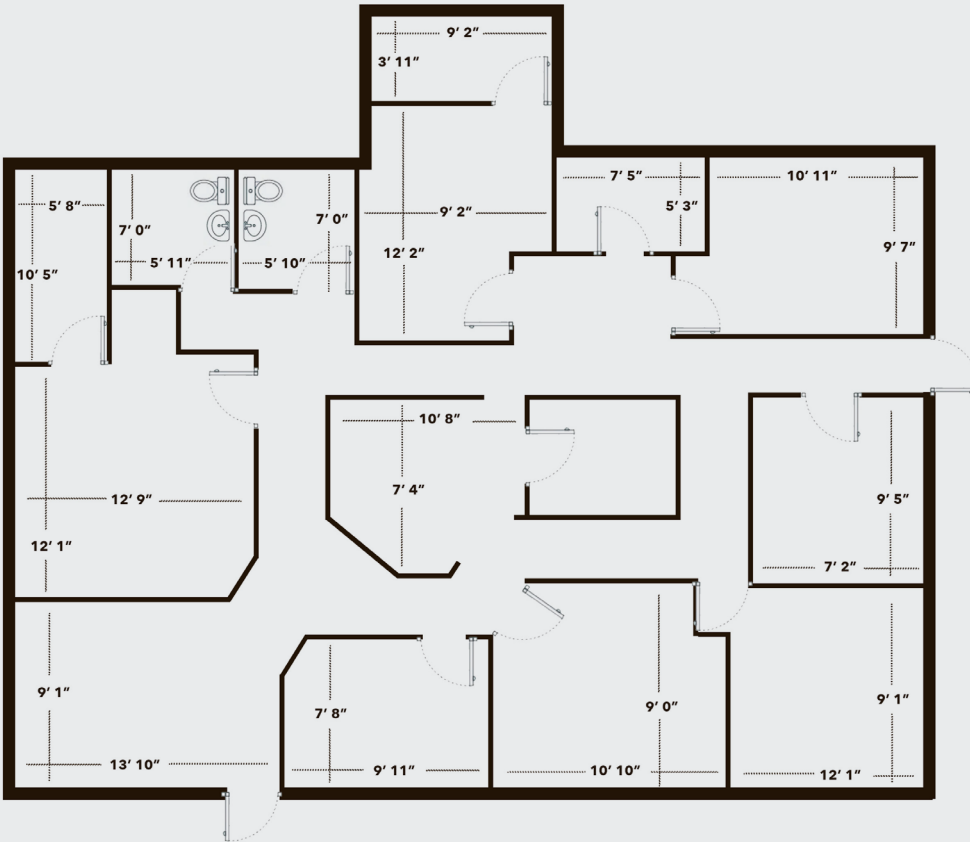
496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663  
**V3Capital.com**



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**PROPERTY TYPE**

Freestanding Medical Office

**YEAR BUILT / RENOVATED**

1947 / 2023

**PARKING**

12 Spaces 6/1,000

**PROPERTY SIZE**

1,988 Gross Building Area

1,812 Net Rentable Area

Lot Size: +/- .25 Acres (10,818 SF)

**TRAFFIC COUNTS**

Edgewater Drive @ Subject

23,000 VPD

**OCCUPANCY**

Owner User / Vacant

**DEBT**

Offered Free and Clear



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