



FOR SALE

GREAT LOCATION! REGIONS BANK BUILDING

19,333 SF Gross / 1.26 Acres - Office Zoning City of Winter Park

1245 W FAIRBANKS AVE
Winter Park FL 32789

PROPERTY HIGHLIGHTS

- 1st floor Regions Bank - new lease signed 2025
- 2nd and 3rd floors - Physician use 5 year lease signed 2024
- 4th floor, 4885sf month to month lease available for a long term lease
- 5th floor, leased to a physician

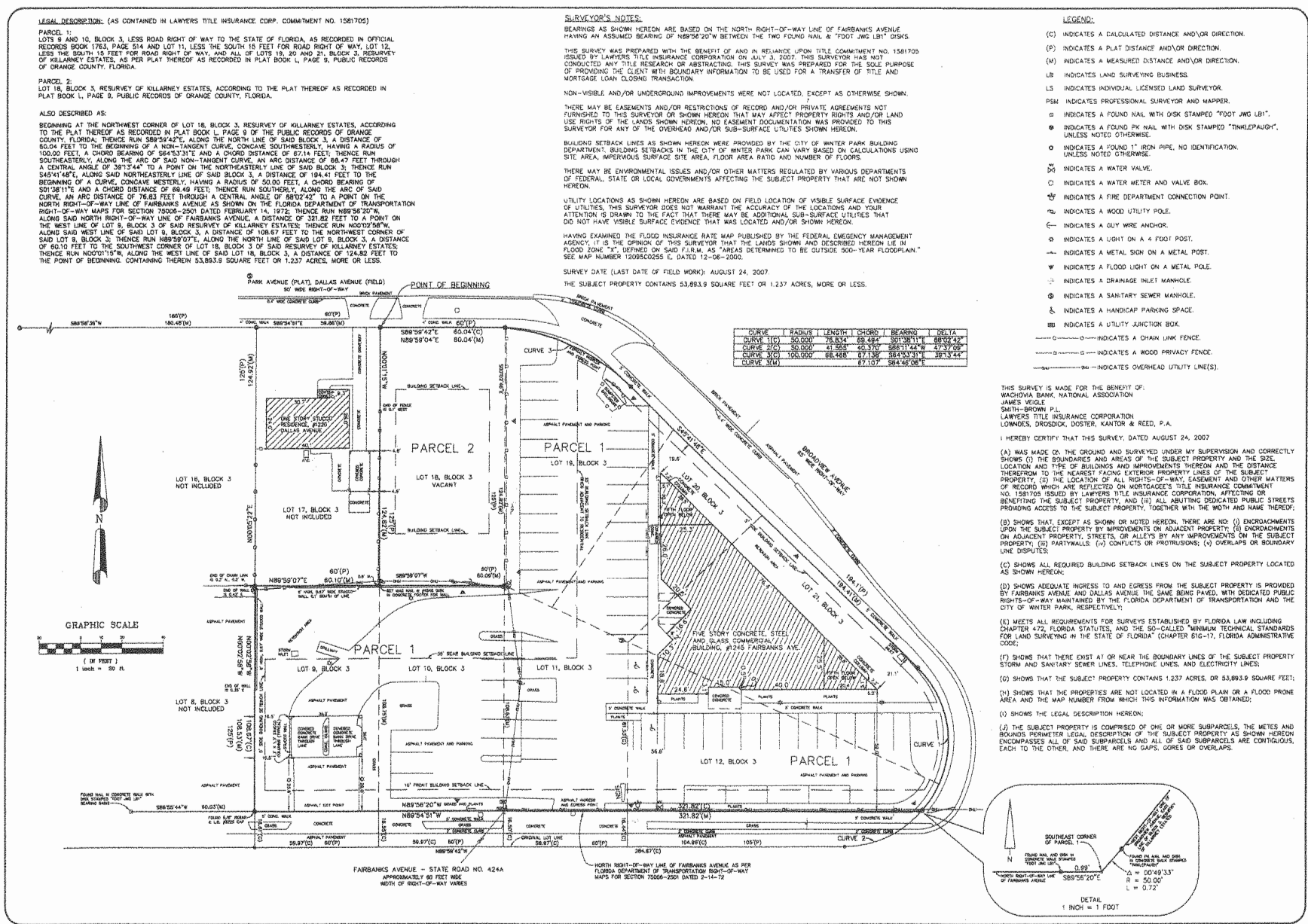
Seller will hold a 1st mortgage as Seller financing as a part of the sale.



GOYAL & DECOSTER
A REAL ESTATE COMPANY

SALE PRICE: \$10,950,000

PROPERTY SURVEY



AccuMap SURVEYING, LLC
WE HAVE THE KNOWLEDGE AND THE TOOLS TO MEET YOUR SURVEYING NEEDS.
2915 MONTICELT LANE, WINTER PARK, FL 32789-4317
TEL: (407) 693-7403 FAX: (407) 693-7533
TELEPHONE: (407) 693-7533

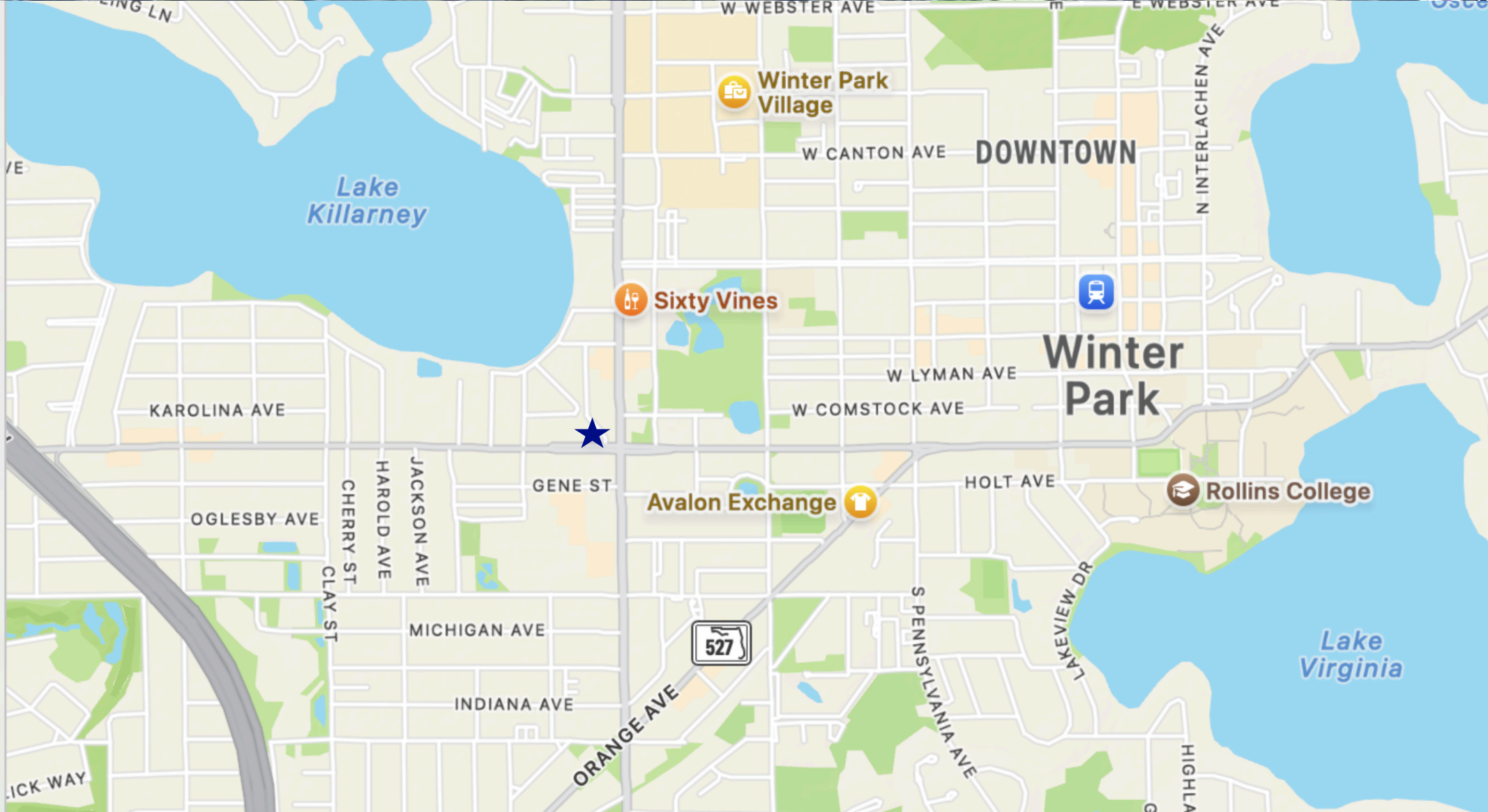
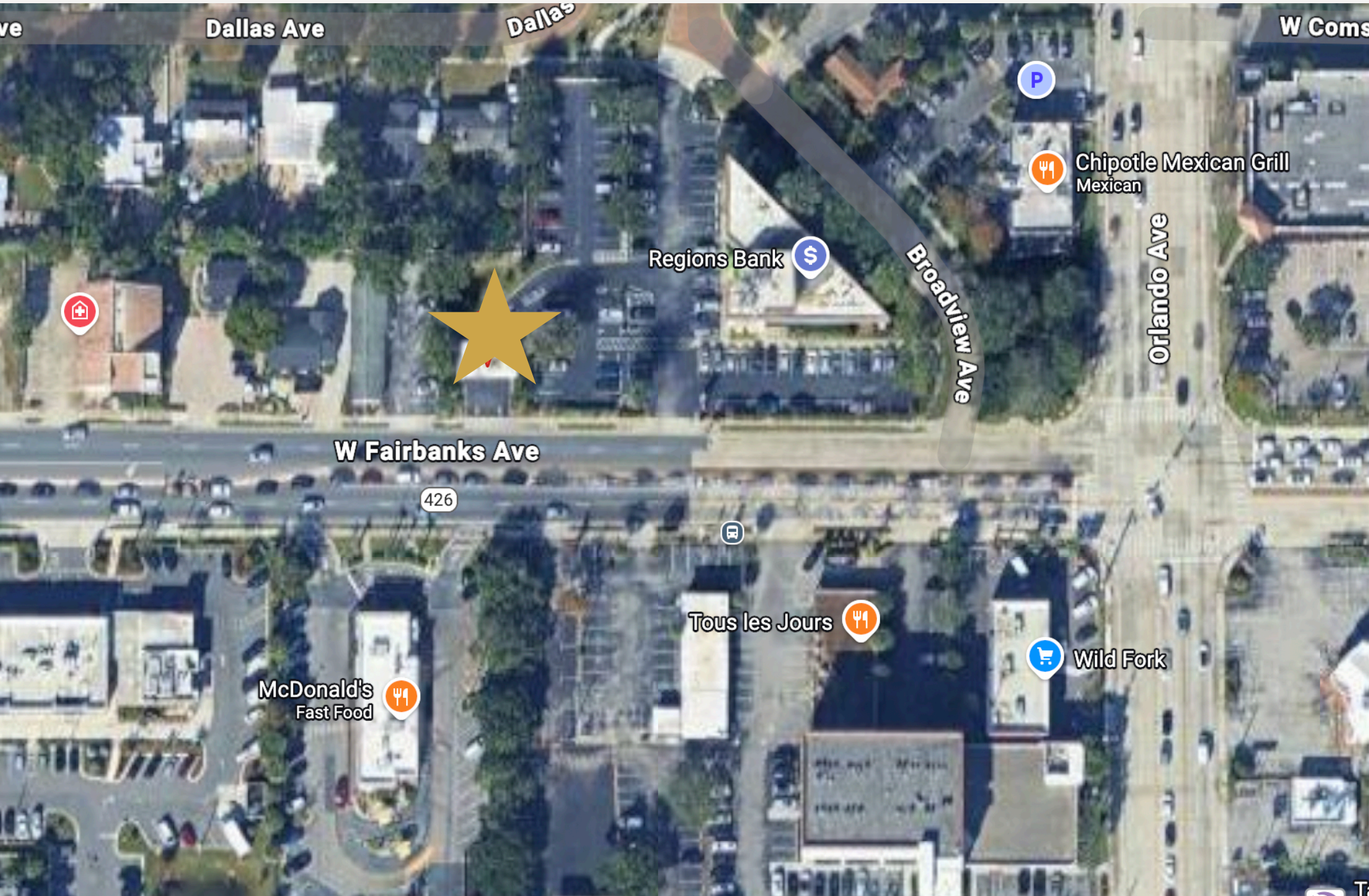
JAMES VEGLE
RANDALL SMITH
533 VERSAILLES DR. MAITLAND, FL 32751
407-599-0202

MAP OF BOUNDARY SURVEY
KILLARNEY ESTATES RESURVEY
IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 29 EAST

Surveyor's Certification
I, the undersigned, being a duly licensed Land Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records, and that the same is a true and correct copy of the original survey as the same appears in my records, and that the same is a true and correct copy of the original survey as the same appears in my records.

Revisions
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MAPS OF LOCATION



GOYAL & DECOSTER
A REAL ESTATE COMPANY

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