



FOR SALE

AMAZING PROPERTY FOR SALE!

19,700 SF / 2 acres / \$244,567 NOI 2025

8000 S ORANGE AVE

Orlando, FL, 32809

PROPERTY HIGHLIGHTS

TBD



GOYAL & DECOSTER
A REAL ESTATE COMPANY

SALE PRICE: \$3,980,000



GOYAL & DECOSTER
A REAL ESTATE COMPANY

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767 Lake Baldwin Lane,
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+1 (407) 693-7403
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PROPERTY HIGHLIGHTS



Contact Us:

Managing Broker / Freddy De Coster / +1 (407) 693-7403

CREATIVITY, LUXURY & INTEGRITY IN EVERY TRANSACTION



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FINANCIALS

Effron & Effron, LLC 8000 S. Orange Avenue

Suite	Tenant	Sq. Footage w/BOMA	Gross Rent Including Pass Thru per Sq. Ft.	Gross Rent	Gross Rent Less Sales Tax	Annual Gross Rent	Lease Commencement	Lease Ends
	Clear Channel Board			\$ 1,416.67	\$ 1,416.67	\$ 17,000.04		
213	Pilar 2 Post	756	14.18	\$ 893.03	\$ 846.47	\$ 10,716.36	6/1/2018	5/31/2026
215	Jose Orlando	353	30.89	\$ 908.79	\$ 886.62	\$ 10,905.48	6/1/2020	5/31/2025
211	Barbara List/Salon	565	17.42	\$ 820.00	\$ 800.00	\$ 9,840.00	6/1/2018	6/30/2026
209	Link Title	390	30.75	\$ 999.38	\$ 975.00	\$ 11,992.56	10/1/2024	11/30/2026
111	Horus International Group, LLC	1421	22.94	\$ 2,716.25	\$ 2,650.00	\$ 32,595.00	3/1/2024	2/28/2027
108-225	GRL	2716	13.25	\$ 3,000.00	\$ 2,926.83	\$ 36,000.00	6/1/2021	5/31/2027
	Tetra Tech	7044	21.48	\$ 12,607.50	\$ 12,300.00	\$ 151,290.00	6/1/2018	5/31/2026
106	MCO Title Group LLC	612	32.16	\$ 1,640.00	\$ 1,600.00	\$ 19,680.00	10/1/2024	11/30/2027
101	Rapid Staffing	560	20.32	\$ 948.13	\$ 925.00	\$ 11,377.50	7/1/2021	6/30/2025
210	Freitas Pereyra Tito Segundo	560	20.35	\$ 949.50	\$ 900.00	\$ 11,394.00	11/15/2023	12/31/2025
203	AMT USA Group dba 5 Star Rent A Car	770	22.36	\$ 1,435.00	\$ 1,400.00	\$ 17,220.00	2/1/2022	6/30/2026
103	Aries Income Tax Preparation, Inc.	1130	16.41	\$ 1,545.00	\$ 1,507.32	\$ 18,540.00	10/1/2024	9/30/2026
107	IWF, LLC	1037	20.16	\$ 1,742.50	\$ 1,700.00	\$ 20,910.00	3/15/2023	6/30/2026
201	Valens General Services, LLC	1059	20.33	\$ 1,793.75	\$ 1,500.00	\$ 21,525.00	4/1/2025	3/31/2028
212	The Braiding Factory	435	27.57	\$ 999.38	\$ 975.00	\$ 11,992.56	10/1/2024	10/31/26
207	Leo's Concrete	465	25.13	\$ 973.75	\$ 950.00	\$ 11,685.00	8/1/2023	7/31/25
Totals		19873	355.68	\$ 35,388.63	\$ 34,258.92	\$ 424,663.50		

Total Operating Exp.	170,152.83	Current Lease Receivable		\$ 35,388.63
Total Square Footage	19873	Current Annual Receivable		\$ 424,663.50
	8.56	Sales Tax 2.5%		\$ 9,943.01
Taxes	\$ 25,318.99	Operating Expense		\$ 170,152.83
Insurance	\$ 43,901.45	Estimated Proceeds		\$ 244,567.66
CAM Expense	\$ 100,932.39			

Updated 4/17/25

\$ 170,152.83

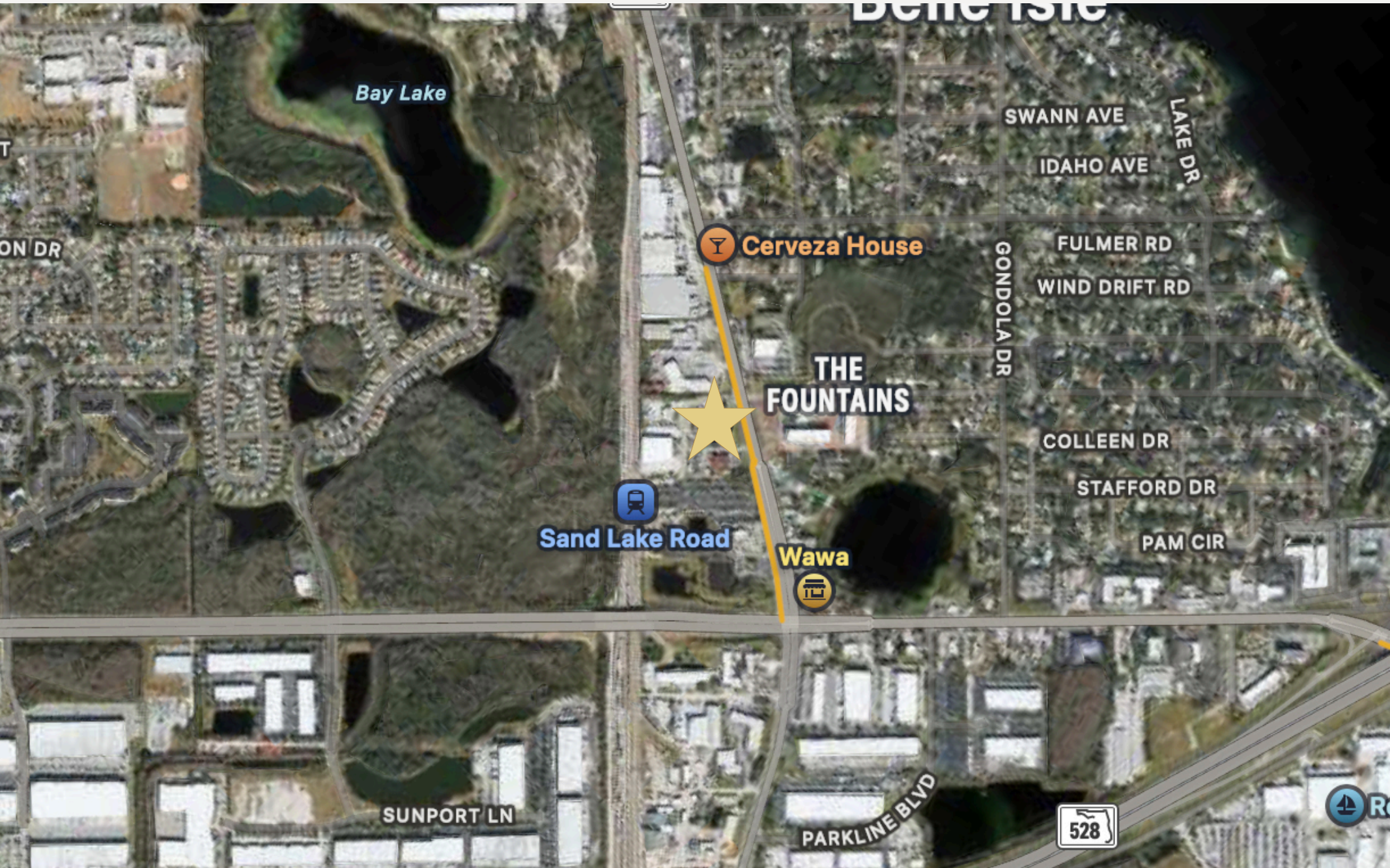
8000 S Orange Ave

- 19,700 sf
- 2 acres, Current Zoning Office
- \$244,567 NOI 2025

Current leases are below market rents, with rent increases there is significant upside income potential

- \$3,980,000 price

MAPS OF LOCATION



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