



FOR SALE

OFF-MARKET INVESTMENT OPPORTUNITY!

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

601 N JOHN YOUNG PKWY &
841 US-27 N LADY LAKE, FL 32159

PROPERTY HIGHLIGHTS

- Prime frontage and visibility on John Young Pkwy
- Escalating NNN income with minimal management
- Ability to re-brand the station and capture oil-company incentives
- Flexible exit strategies: continue operations, increase rent, or reposition/redevelop after cleanup



GOYAL & DECOSTER
A REAL ESTATE COMPANY

SALE PRICE: \$2,150,000



GOYAL & DECOSTER
A REAL ESTATE COMPANY

© 2025 Goyal & DeCoster Realty, LLC. All rights reserved. Those informations have been obtained from reliable sources, but should be independently investigated and verified for accuracy or completeness. Goyal & DeCoster Realty declines any responsibility for your sole reliance on those informations. You should conduct your own and independent risk assessment. Goyal & DeCoster and the Goyal & DeCoster logo are service marks of Goyal & DeCoster Realty, LLC - A Real Estate Company. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Goyal & DeCoster. Photos and Videos herein are the property of their respective owners. The use of these images without the express written consent of the owners is prohibited

767 Lake Baldwin Lane,
Orlando FL32803
+1 (407) 693-7403
WWW.GOYALDECOSTER.COM

601 N JOHN YOUNG PKWY, ORLANDO

Price: \$2,150,000

Land: ± 2.5 acres on a hard-corner, high-traffic corridor

Tenant: Mom-and-pop gas operator on a pure NNN, month-to-month lease

Current Rent: \$3,500 per month, increasing by \$500 every six months (caps at \$5,500/mo)

Deed Restrictions: None – flexible future use or redevelopment

Fuel Contract: Station can transfer free & clear; buyer pays ± \$150 K damages to existing supplier, opening the door to re-branding incentives from a new fuel company

Landlord Opex: Zero (true NNN)

Environmental:

- 1. Bank covers remediation costs until a No Further Action (NFA) certificate is issued**
- 2. After NFA, underground-tank insurer assumes responsibility**
- 3. Site expected to be fully remediated, supporting alternative uses in the future**

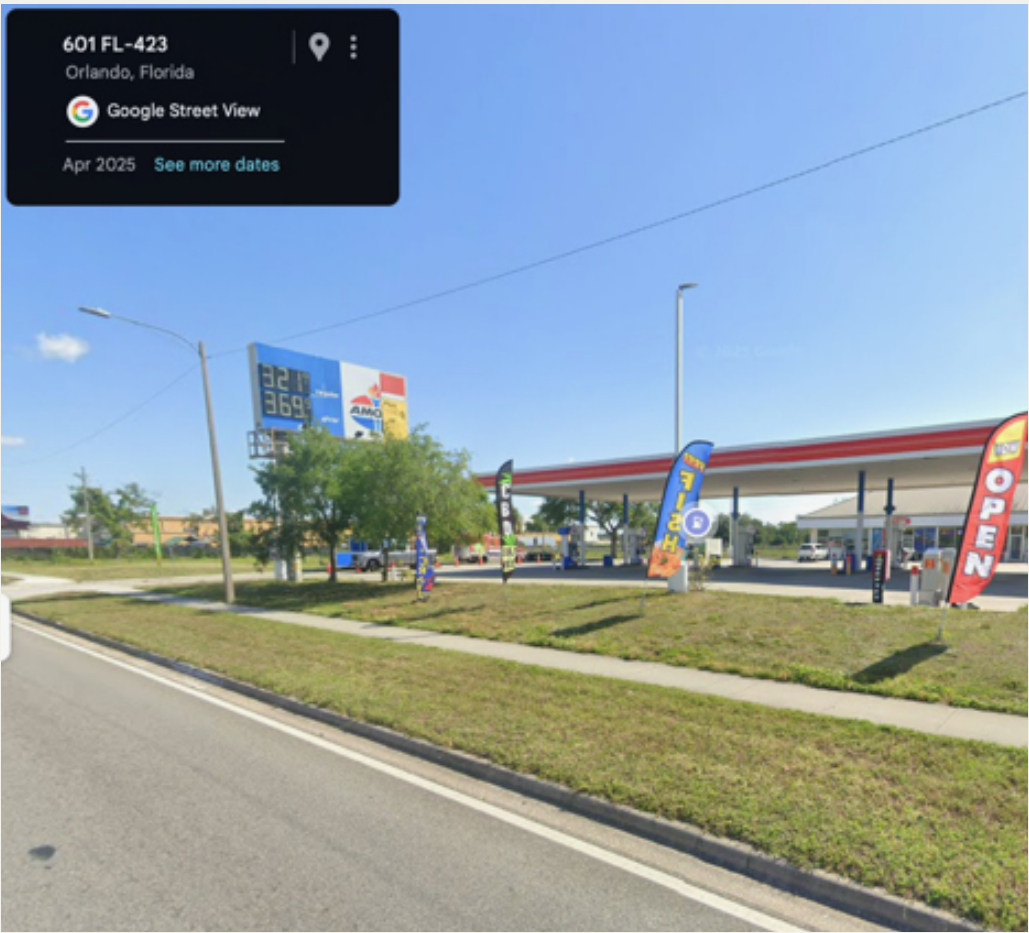
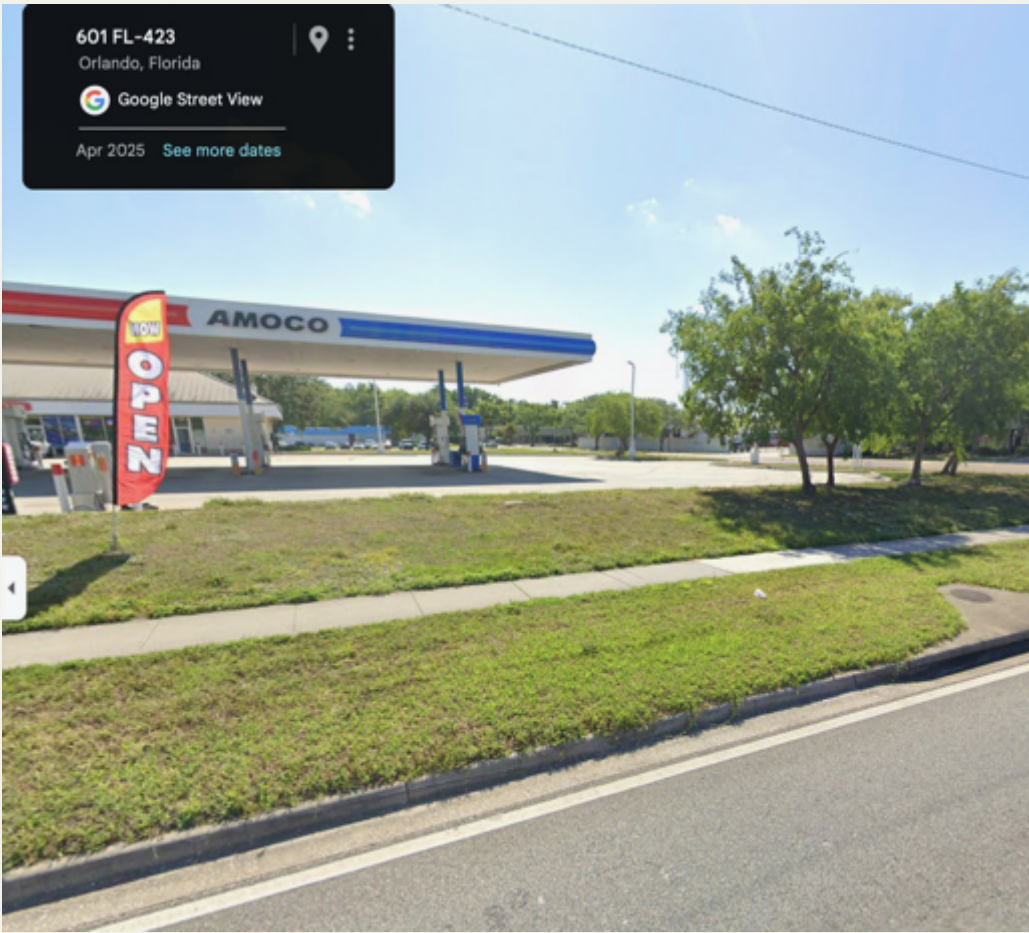
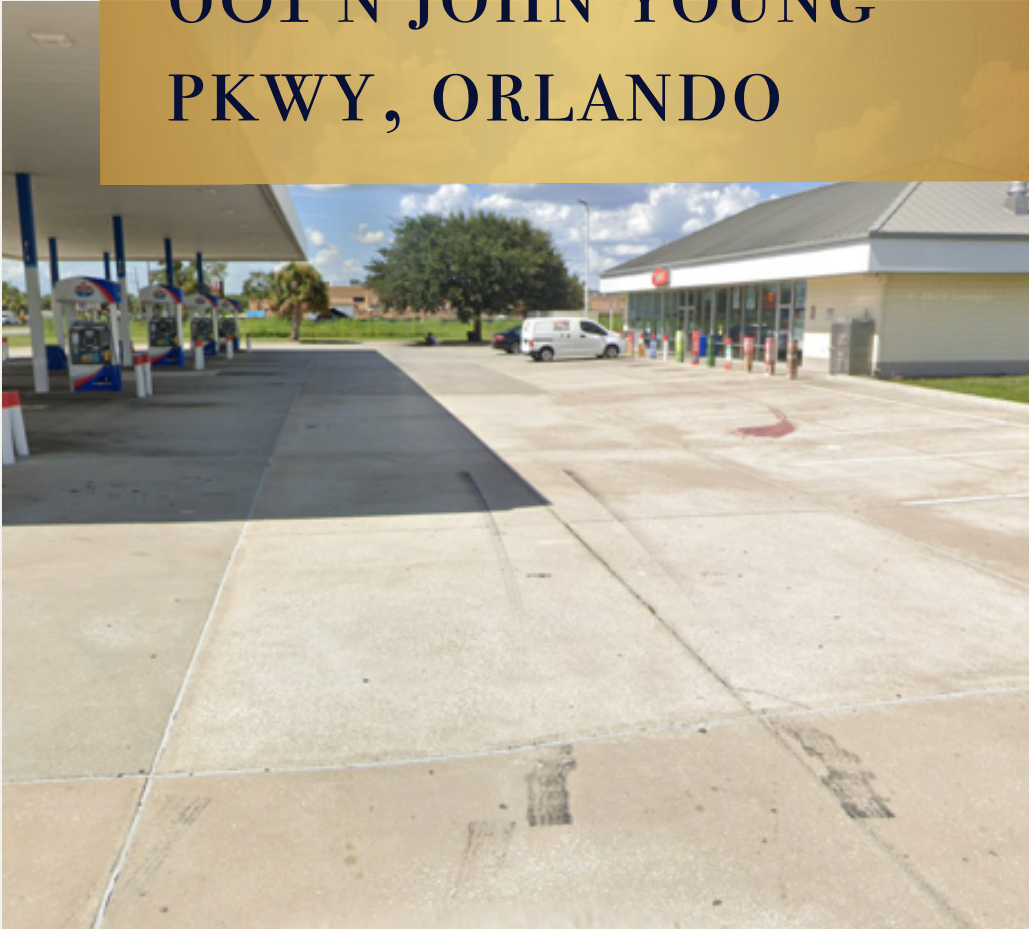
Financials: Not provided (mom-and-pop operation). Underwrite for dirt value and upside potential.

Contact Us:

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

CREATIVITY, LUXURY & INTEGRITY IN EVERY TRANSACTION

601 N JOHN YOUNG
PKWY, ORLANDO



GOYAL & DeCOSTER
A REAL ESTATE COMPANY

767 Lake Baldwin Lane,
Orlando FL32803
+1 (407) 693-7403
WWW.GOYALDECOSTER.COM

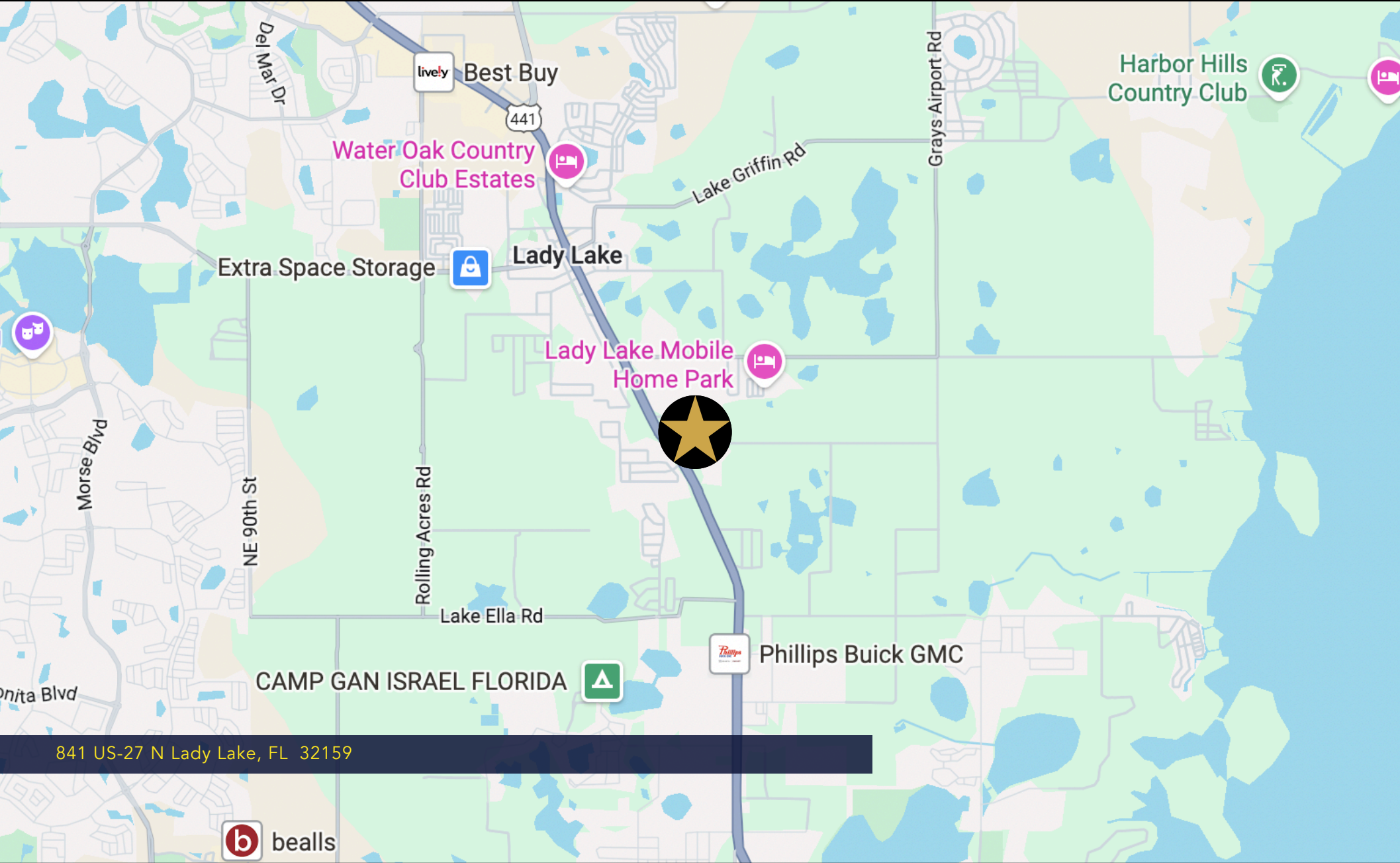
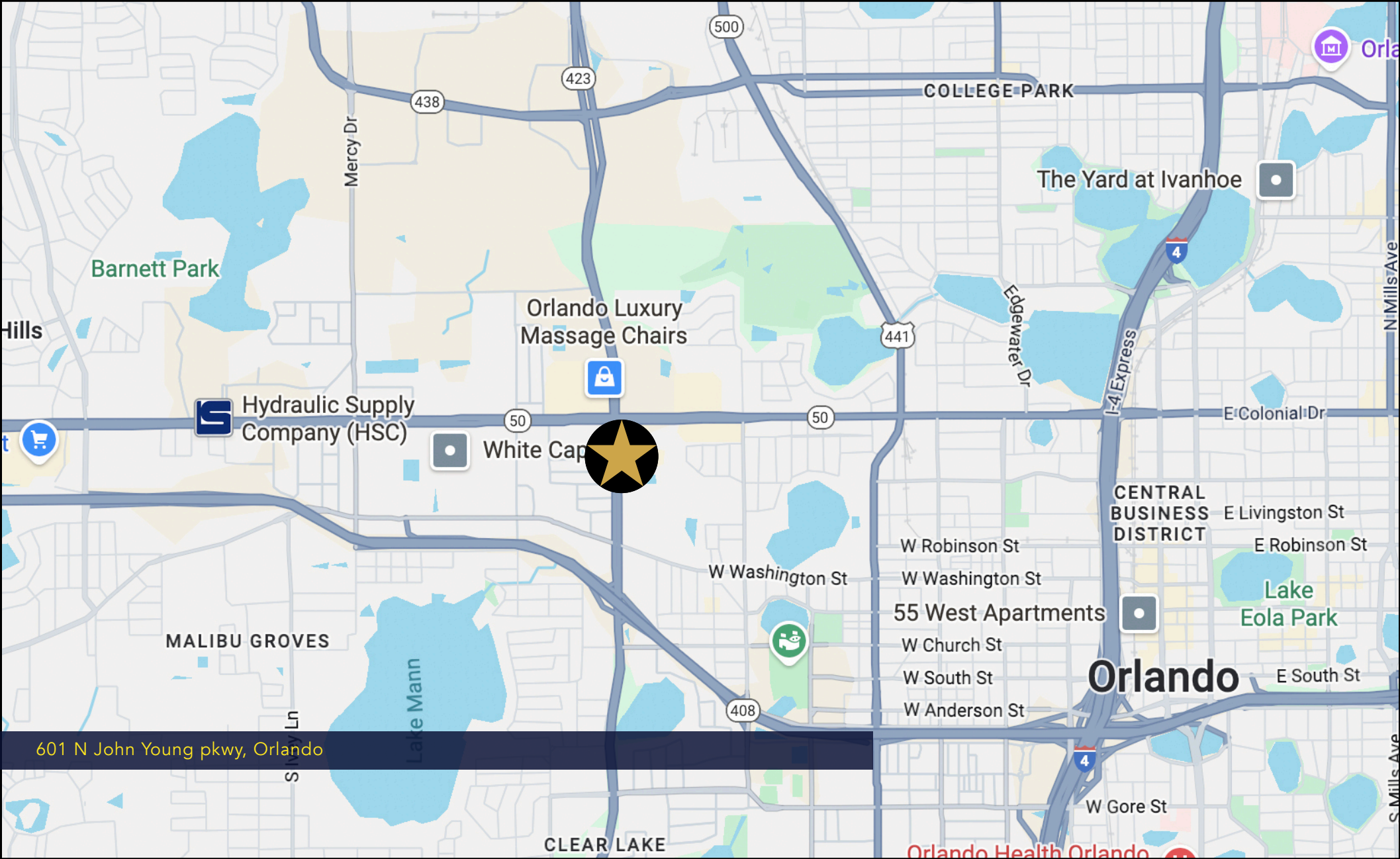
841 US-27 N
LADY LAKE, FL 32159



GOYAL & DeCOSTER
A REAL ESTATE COMPANY

767 Lake Baldwin Lane,
Orlando FL 32803
+1 (407) 693-7403
WWW.GOYALDECOSTER.COM

MAPS OF LOCATION



GOYAL & DECOSTER
A REAL ESTATE COMPANY

© 2025 Goyal & DeCoster Realty, LLC. All rights reserved. Those informations have been obtained from reliable sources, but should be independently investigated and verified for accuracy or completeness. Goyal & DeCoster Realty declines any responsibility for your sole reliance on those informations. You should conduct your own and independent risk assessment. Goyal & DeCoster and the Goyal & DeCoster logo are service marks of Goyal & DeCoster Realty, LLC - A Real Estate Company. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Goyal & DeCoster. Photos and Videos herein are the property of their respective owners. The use of these images without the express written consent of the owners is prohibited

767 Lake Baldwin Lane,
Orlando FL32803
+1 (407) 693-7403
WWW.GOYALDECOSTER.COM