

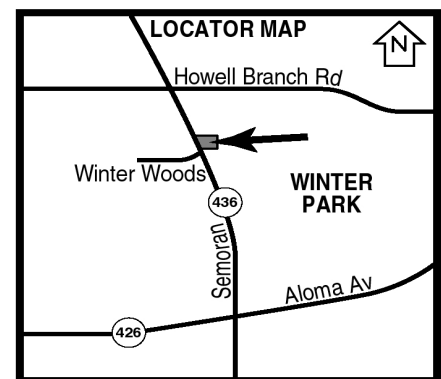
INVESTMENT OPPORTUNITY

Art Systems Center

Retail / Office Center For Sale



1740 Semoran Blvd.
Winter Park, FL 32792



Orlando, FL area

Easy Access at Traffic Signal on Semoran Boulevard

100% LEASED



\$2,400,000



8.0 CAP

- 100% leased, 15,180 sq. ft. center
- Easy access with traffic signal
- Attractive building with good tenants
- Traffic count, approx. 60,000 cars daily
- Convenient rear loading access

Income: \$191,812

Expenses (Pass Thru)

NOI \$191,812



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