



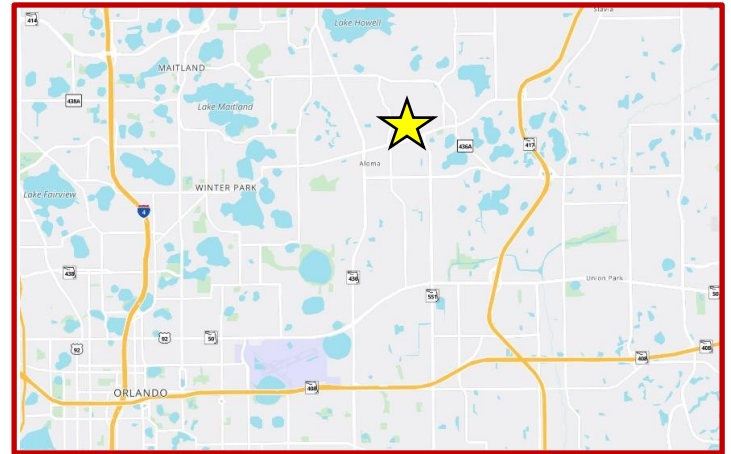
C. Brenner, Inc.

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COMMERCIAL REAL ESTATE

Winter Park Flex/Office

**6958-6960 Aloma Ave,
Winter Park, FL 32792**



- Two-unit 2,400SF flex/office condo in east Winter Park
- Ideal owner/user opportunity
- Easy to split the space in two, occupy one and lease the other for passive income
- C-3 zoning allows variety of uses, including retail, office, and light industrial
- Priced to sell at \$649,000 (\$270/SF)
- Ideal for contractor storage/showroom, electronics repair, AV/IT installers, ecommerce, screen printing, sign shops, specialty product suppliers and more
- Space to add an overhead door plus 12' ceiling height is conducive to warehousing
- 5 offices, open work space, conference room, and large storage/multipurpose room
- Convenient access to HWY 417, HWY 408, SR 436 and HWY 50
- The Aloma Business Center features a robust mix of businesses including ice cream shop, print shop, chiropractor, insurance office, tax advisors, and acupuncturist

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