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Drone Video



FOR SALE-WINTER PARK OFFICE BUILDING

280 W Canton Ave, Winter Park, FL 32789

Harbert Realty Services is pleased to exclusively present 280 W Canton Avenue for sale. This four-story mid-rise office property is located in the heart of downtown Winter Park. This property is poised for tremendous upswing for investors seeking a value-add opportunity in this extremely high demand office submarket.

PROPERTY HIGHLIGHTS

- Well leased with potential leasing upside and significant rent growth
- Located in Orlando's most highly demanded office submarket
- Orlando's strongest rent corridor and lowest vacancy submarket
- Well maintained and managed asset
- Above average surface parking ratio; 3/1,000 RSF
- Zoned O-1, City of Winter Park
- One block from Park Avenue, retail and restaurants
- Walking distance to amenities



OFFERING PRICE:

\$14,995,000



SQUARE FOOTAGE:

32,215± SF



TOTAL LAND AREA:

1.43± AC



TRAFFIC COUNTS:

6,200± AADT on
West Morse Blvd



YEAR BUILT

1975; Renov 2017



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