



Offered at
\$2,200,000

Offering ample parking and a versatile layout, the space is ideal for a variety of professional office users.

PROPERTY FEATURES

- Professional office or medical Zoning
- 8445 SF
- Plenty of Parking available

FOR SALE

483 MONTGOMERY PLACE

Altamonte Springs, FL 32714

CALL FOR DETAILS
407-782-1989

MELANIE KAYALEH
DIRECTOR OF COMMERCIAL

 melanie@choicecommercialgroup.com

PROPERTY SUMMARY

483 MONTGOMERY PLACE



OFFERING SUMMARY

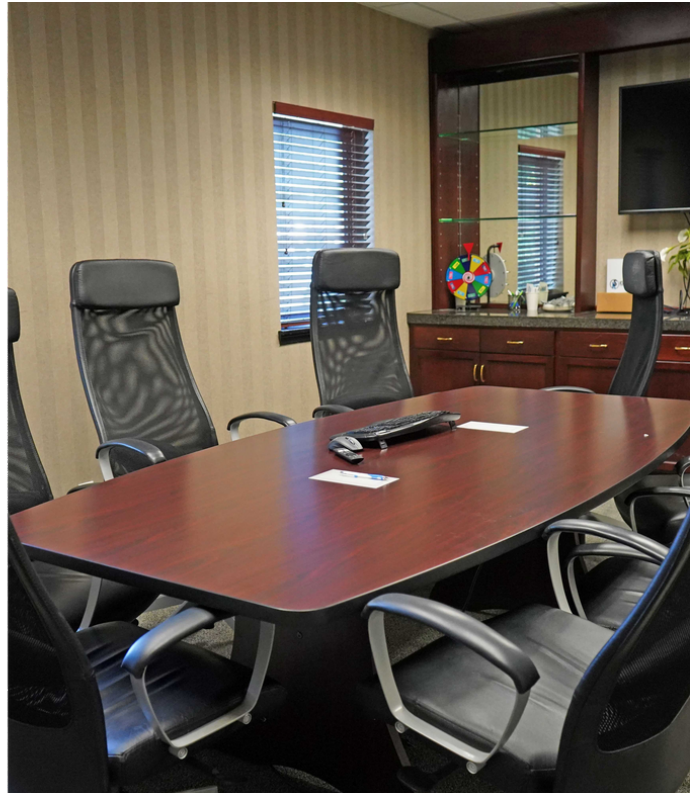
SALE PRICE	\$2,200,000
ZONING:	Professional office or medical
BUILDING SF:	8445 sf
AVAILABLE SF:	8445 sf
YEAR BUILT:	1988
PARKING:	Plenty of Parking Available Company vehicles are allowed for overnight parking. Still up to the buyer to verify.
PARKING RATIO:	5 per 1000

PROPERTY OVERVIEW

Expansive and currently owner-occupied, this 8,445 square foot freestanding building is situated at the rear of a Professional Business Park in Altamonte Springs. Offering ample parking and a versatile layout, the space is ideal for a variety of professional office uses, including but not limited to attorneys, CPAs, title companies, medical offices, or lab users. Moreover, the building is well-suited for continued use in construction trades, providing ample room for business expansion and accommodating a growing team of employees. The strategic layout makes it an excellent choice for efficiently running a construction business, combining functionality with a conducive environment for growth.

PROPERTY PHOTOS

483 MONTGOMERY PLACE



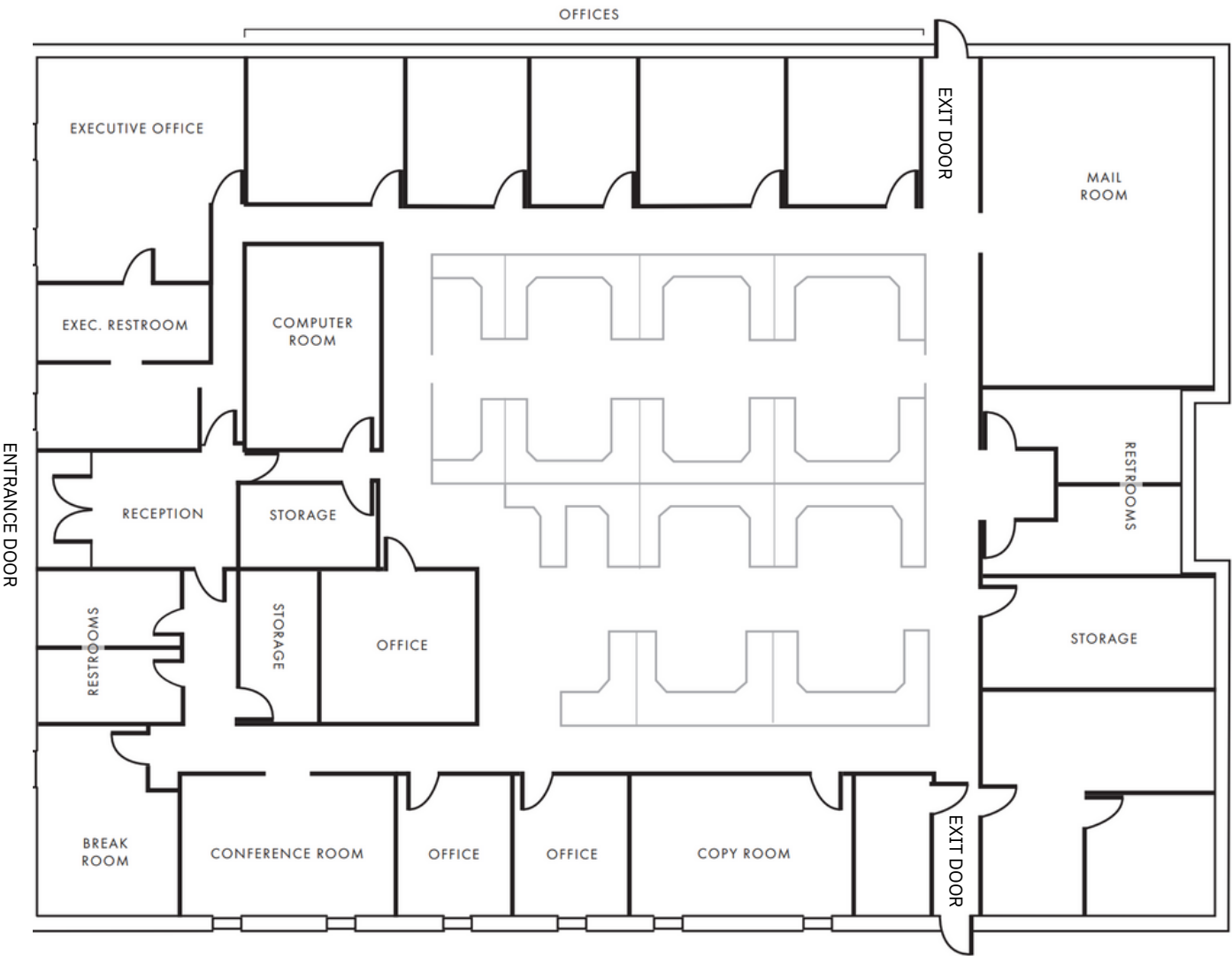
PROPERTY PHOTOS

483 MONTGOMERY PLACE



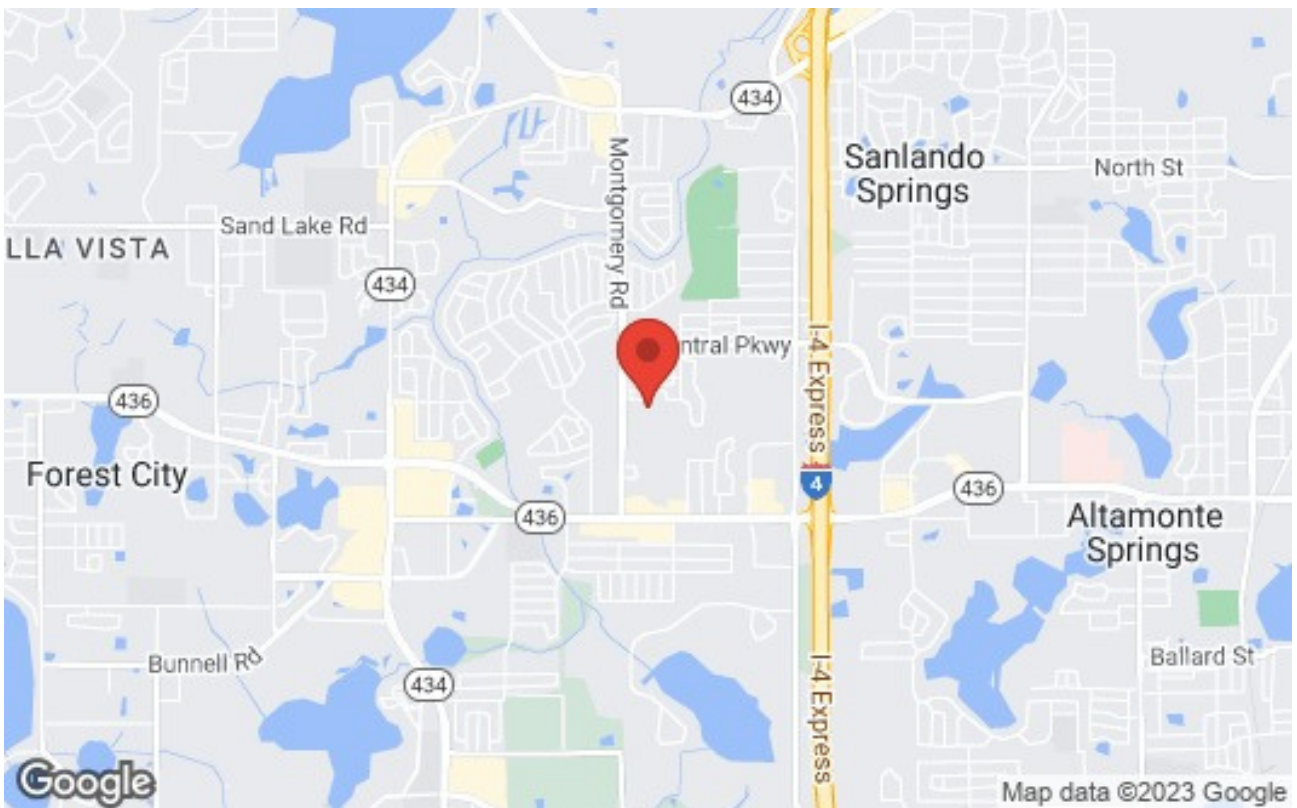
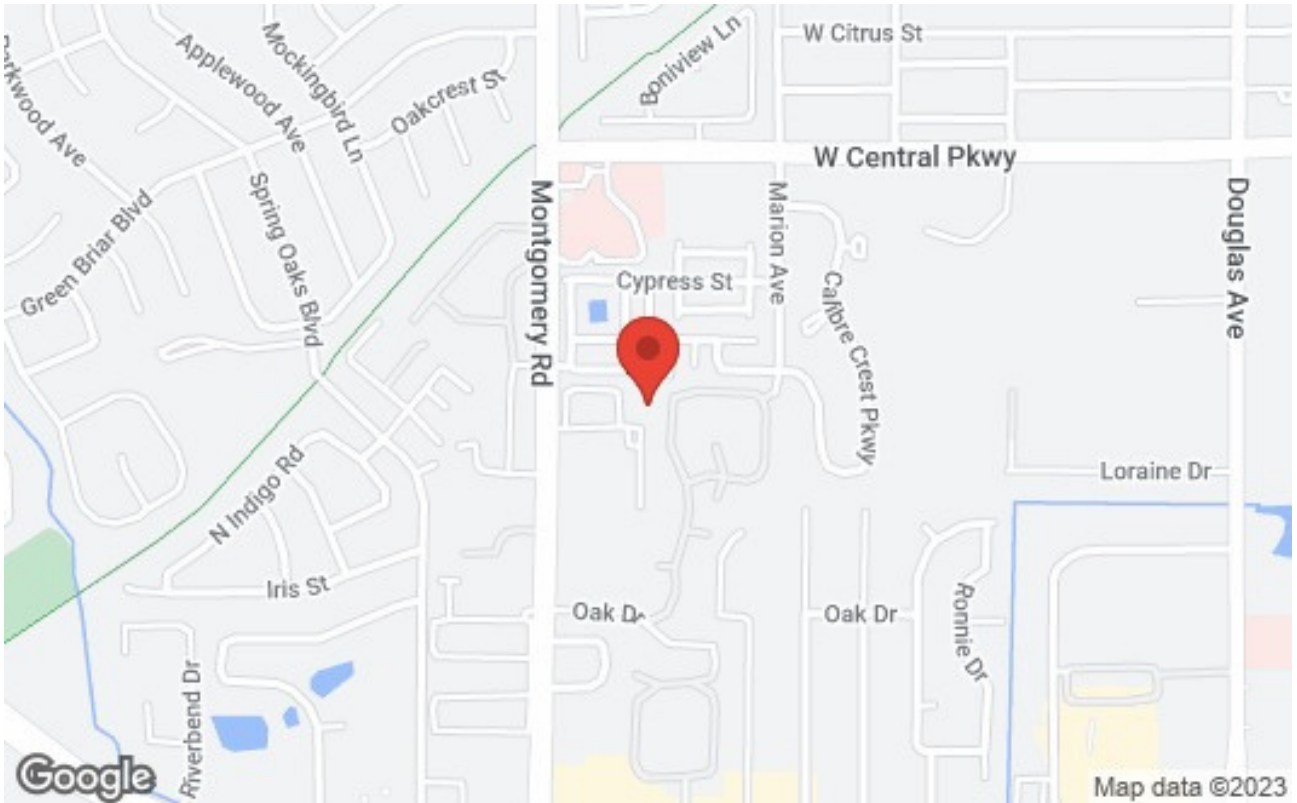
PROPERTY PHOTOS

483 MONTGOMERY PLACE



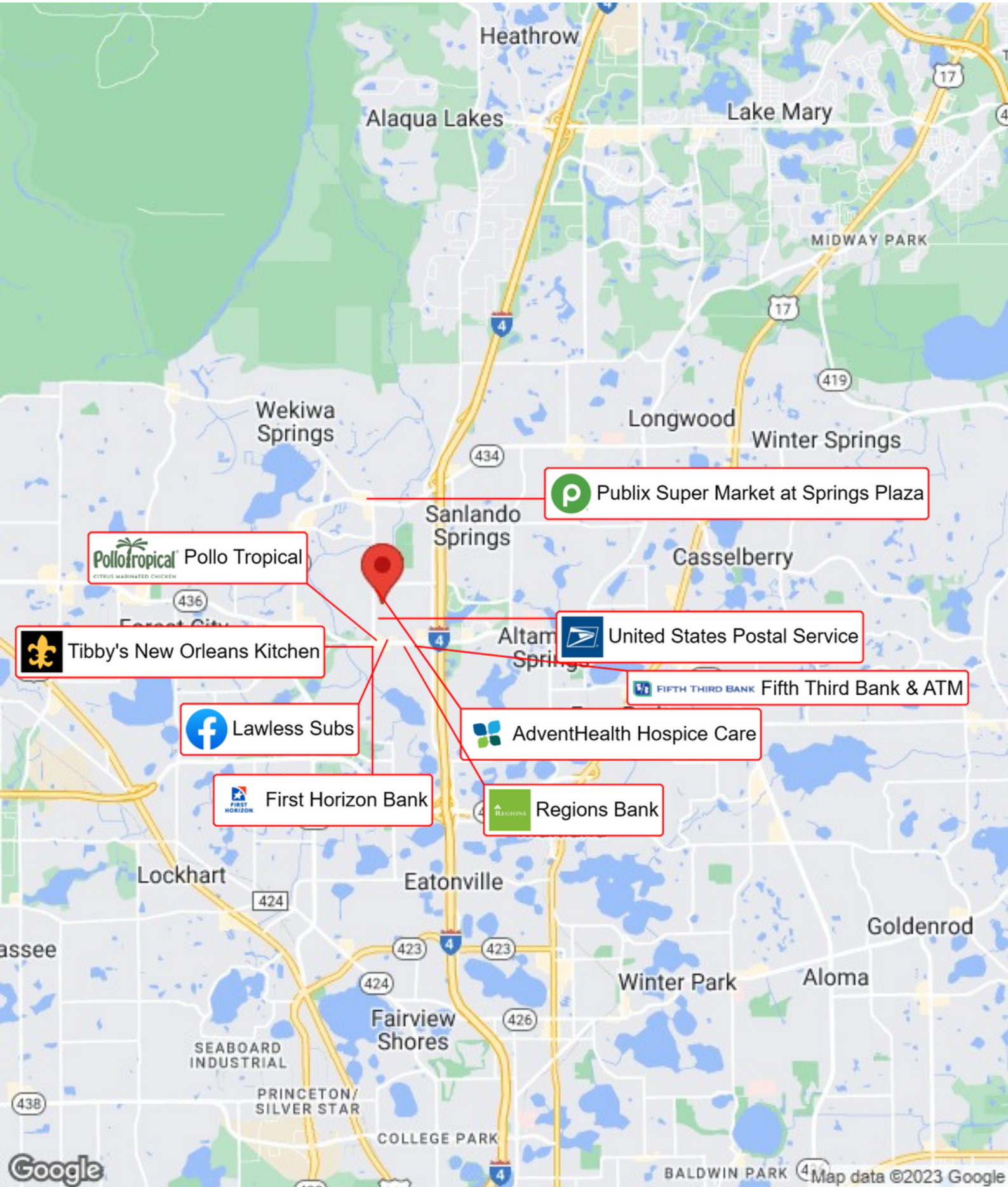
LOCATION MAPS

483 MONTGOMERY PLACE



BUSINESS MAP

483 MONTGOMERY PLACE



DISCLAIMER

483 MONTGOMERY PLACE



All materials and information received or derived from Floridian Real Estate Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Floridian Real Estate Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Floridian Real Estate Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Floridian Real Estate Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Floridian Real Estate Group does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Floridian Real Estate Group in compliance with all applicable fair housing and equal opportunity laws.

FLORIDIAN REAL ESTATE GROUP

483 Montgomery Place
Altamonte Springs, FL 32714

PRESENTED

BY:

MELANIE RASKIN KAYALEH

O: (407) 782-1989

C: 407-782-1989

melanie@choicecommercialgroup.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.