



Industrial/Flex Property For Sale

1073 ORIENTA AVENUE
ALTAMONTE SPRINGS, FL 32701

Price: \$2,750,000

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SECTION I

Property Summary





Property Summary

| | |
|------------------------|---|
| Flex Space | Industrial/Office Flex |
| Upgraded and Renovated | 2021 |
| Zoning | MOC-2 |
| Land Size | 1.51 Acres |
| Total SF | 17,244 SF |
| # of Buildings | 3 |
| Electric | 220V/3 Phase |
| Proximity | SR 436, I-4, Ronald Reagan Blvd, US HWY 17-92 |
| Parking | Paved with some covered areas |
| Bay Doors | Grade level |
| # of Bay doors | 16 |
| Bay Door Height | 14' front and 10' Rear |
| Clear Height | 18' Front 15' Rear |

Property Overview

This property is made up of two 2,624 square foot buildings consisting of office space, and up to 11,996 square feet of warehouse space for a total of 17,244 rentable square feet. The warehouse portion in the front has three grade level doors and the rear portion is separated into 10 separate units with bay doors for each. Other building features include covered and surface parking. The entire property sits on approximately 1.51 acres of land. The property was recently updated with a security fence, new HVAC units, new windows, renovated kitchen, remodeled bathrooms and a graded portion with stones for the possibility of outdoor storage of RV's and other large vehicles.

Currently the property has several tenants on a month-to-month basis, with under market rents in place. This would be a great opportunity for an owner/user in need of both warehouse and office space or an investor looking for a value add strategy.

Location Overview

The property is located southeast of S.R. 436 & C.R. 427 intersection, 10 miles north of the Orlando Central Business District and is incorporated within the city of Altamonte Springs. The parcel is adjacent to an Autozone distribution warehouse and customer showroom situated north of the site.



Area Overview

1073 Orienta Ave is located in the city of Altamonte Springs, which is situated in the central region of Florida, United States. It is located in Seminole County, which is part of the Orlando-Kissimmee-Sanford metropolitan area.

The area around 1073 Orienta Ave., is a mixed-use area with a variety of businesses and residential properties. The property is located on the north side of Orienta Ave., just east of S Ronald Reagan Blvd. The immediate area is mostly industrial, with a few small businesses and some residential properties. There is a large warehouse on the north side of the property, that hosts an AutoZone distribution warehouse and retail showroom. On the east of the property lies a Public Storage branded self storage facility. Directly to the west of the property is a flex space building that hosts multiple service based tenants. Immediately to the south of the property are single family and semi-detached residential homes.

The property is located just a few minutes away from Interstate 4, which is the main highway connecting Altamonte Springs to downtown Orlando, and other major cities in central Florida. Additionally, the Altamonte Springs SunRail Station, which provides commuter rail service to downtown Orlando, is just a short drive away.

DWPKI SURVEYING & CONSULTING
EXHIBIT 3 - 2003 SURVEY

From the Southeast corner of the Northwest 1/4 of Section 18, Township 21 South, Range 30 East, run North 89°33'22" West, 364.50 feet; thence North 00°00'20" East, 20 feet for a Point of Beginning; thence North 00°00'20" East, 614.92 feet to a point on the Southerly right-of-way line of Highway 436; thence North 87°55'33" West along said right-of-way line 200.01 feet; thence South 00°00'18" West, 381.62 feet; thence North 89°44'23" West, 310.7 feet; thence South 00°00'18" West, 238.00 feet to a point on the North right-of-way line of Orienta Avenue; thence South 89°33'22" East, 510.76 feet to the Point of Beginning, Less the following Parcels "A", "B" and "C":

Parcel A:

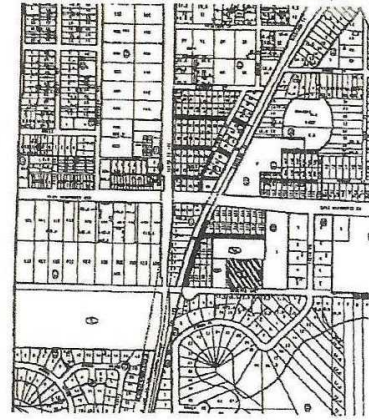
From the Southeast corner of the Northwest quarter of Section 18, Township 21 South, Range 30 East, run North 89°33'22" West 364.50 feet; thence run North 00°00'20" East 34.92 feet to the Point of Beginning; run thence North 00°00'20" East 300 feet to a point on the Southerly right-of-way line of Highway 436; run thence North 87°55'33" West along said right-of-way line 200.01 feet; run thence South 00°00'18" West 300 feet; run thence South 87°55'33" East 200 feet more or less to the Point of Beginning.

Parcel B:

From the Southeast corner of the Northwest 1/4 of Section 18, Township 21 South, Range 30 East, run North 89°33'22" West a distance of 364.50 feet; thence North 00°00'20" East, a distance of 253.00 feet for a Point of Beginning; thence North 87°55'33" West a distance of 200.01 feet; thence North 00°00'18" East, a distance of 81.62 feet; thence South 87°55'33" East, a distance of 200.01 feet; thence South 00°00'20" West, a distance of 81.62 feet to the Point of Beginning

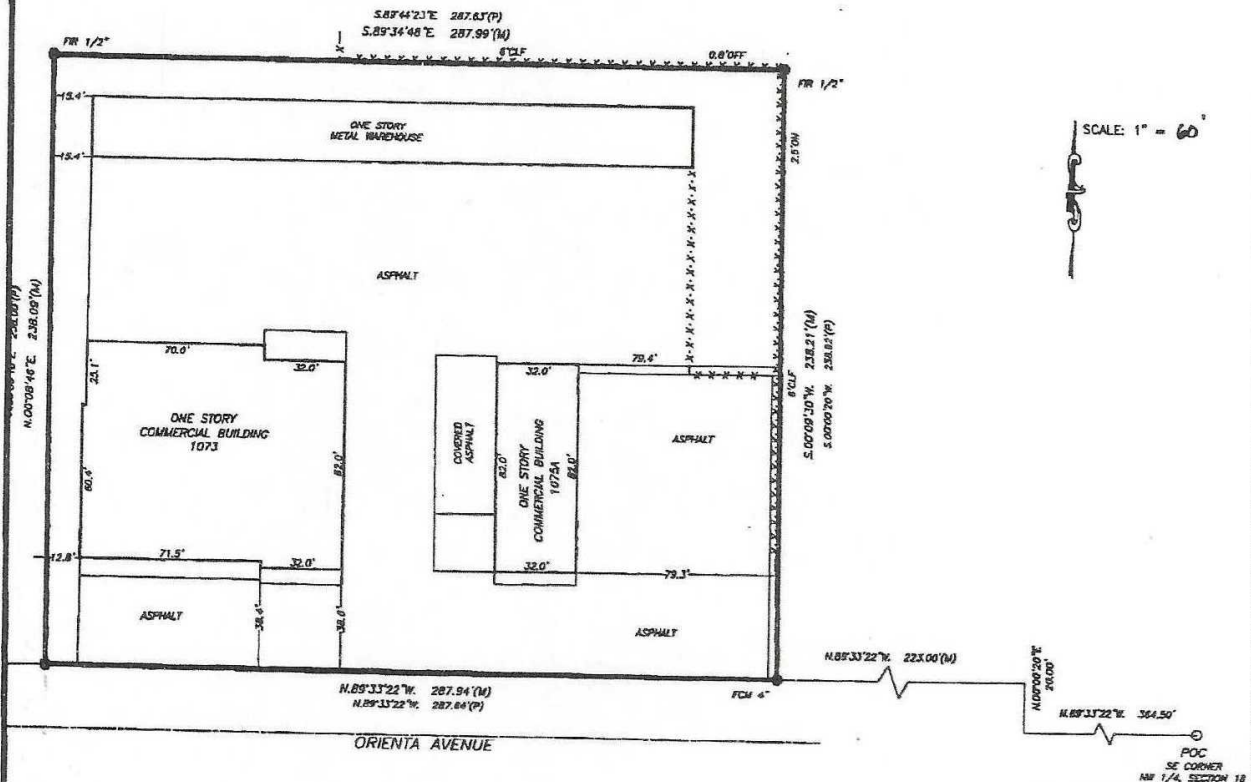
Parcel C:

From the Southeast corner of the Northwest 1/4 of Section 18, Township 21 South, Range 30 East, run North 89°33'22" West, a distance of 364.50 feet; thence North 00°00'20" East, a distance of 20.00 feet for a Point of Beginning, said point being on the Northerly right-of-way line of Orienta Avenue; thence North 89°33'22" West along said Northerly right-of-way line a distance of 223.00 feet; thence North 00°00'20" East, a distance of 238.92 feet; thence South 89°44'23" East, a distance of 23.12 feet; thence South 87°55'33" East, a distance of 200.01 feet; thence South 00°00'20" West a distance of 233.30 feet to the Point of Beginning.



Community number: 120289 Panel: 0115
Suffix: E.F.I.R.M. Date: 4/17/1995 Flood Zone: X
Date of field work: 7/29/2003 Completion Date: 7/31/2003

Certified to:
Cather Properties, Ltd.; Prestige Title, L.L.C.; American Pioneer Title Insurance Company; Citizens Bank of Oviedo, its' successors and/or assigns.



LEGEND

| | | | | | |
|------|-----------------|------|----------------------|----------|------------------------------|
| W | Wood Fence | CAIV | Cable Riser | M.H. | Manhole |
| W-X | Wire Fence | W.M. | Water Meter | N.T.S. | Not to Scale |
| F.N. | Found Nail | TEL | Telephone Facilities | O.R. | Official Records |
| * | Property Corner | Cov | Covered Area | O.R.B. | Official Records Book |
| R | Record | B.R. | Bearing Reference | P.C.P. | Permanent Control Point |
| M | Field Measured | CH | Cloud | P.R.M. | Permanent Reference Monument |
| CL | Clear | RAD | Radial | PG | Page |
| ENCR | Encroachment | N.R. | Non Radial | P.V.M.T. | Pavement |
| C | Control-line | A/C | Air Conditioner | P.B. | Plat Book |

GENERAL NOTES

1. Legal description provided by others.
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall ties are to the face of the wall.
5. Only visible encroachments located.
6. No identification found on property corners unless noted.
7. Dimensions shown are plat and measured unless otherwise noted.

Property Address:
1073 A & B Orienta Avenue
Altamonte Springs, FL 32701

Survey number: SL 22049

EXHIBIT 4 - 1075 BUILDING FLOOR PLAN

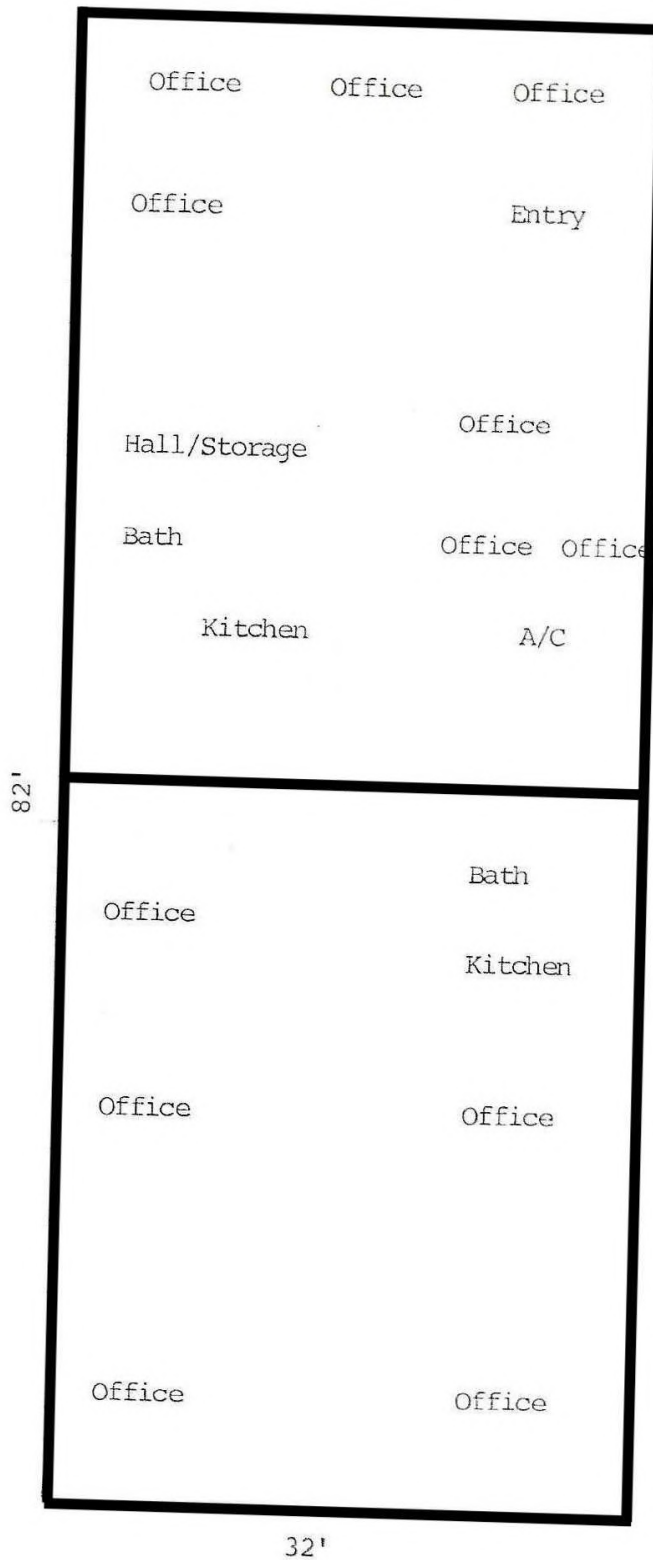
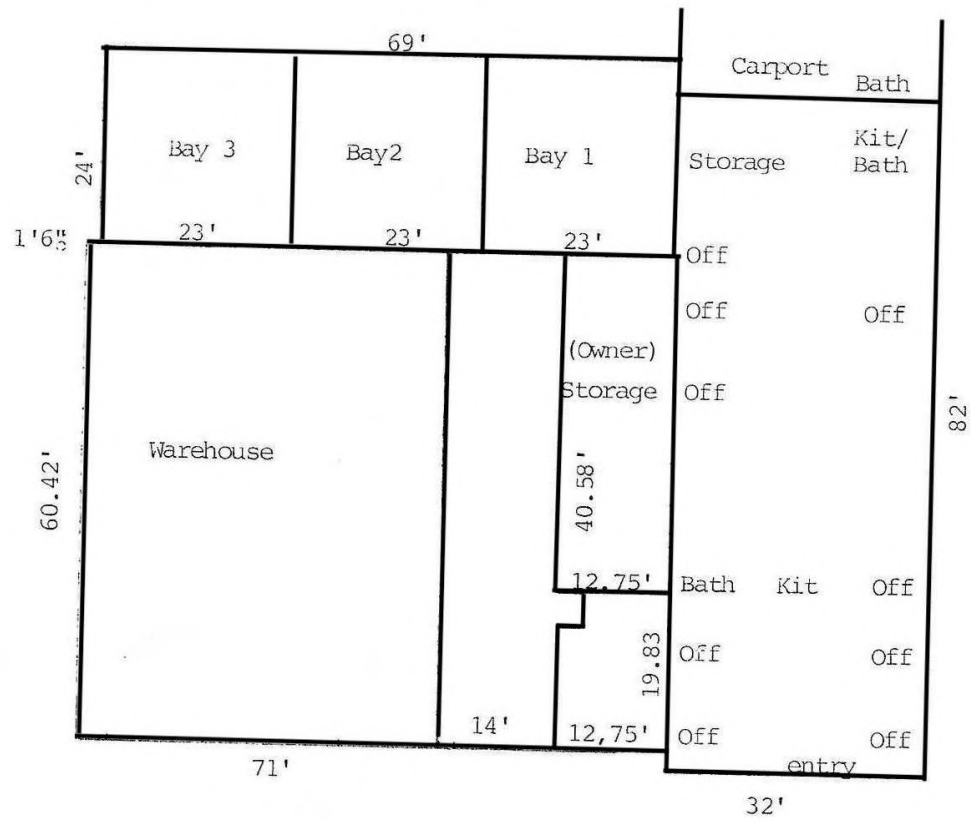


EXHIBIT 5 - 1073 BUILDING FLOOR PLAN



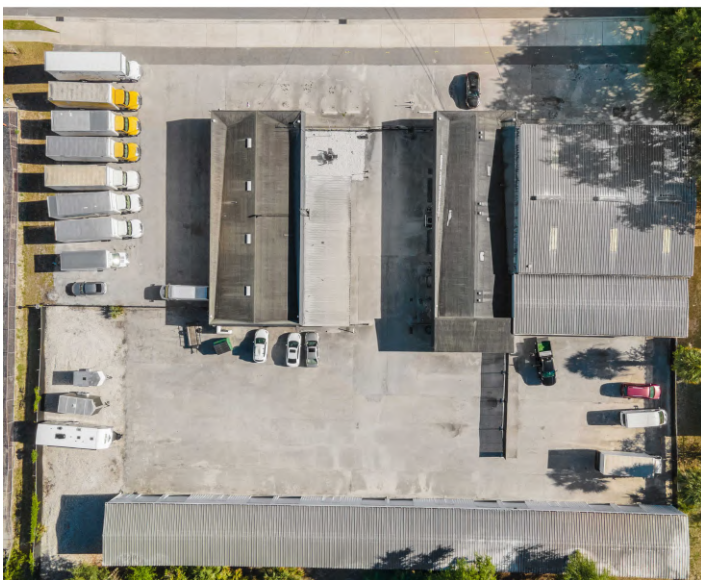
SECTION II

Photos



PROPERTY PHOTOS

CTG Alliance
1073 Orienta Avenue | Altamonte Springs, FL 32701



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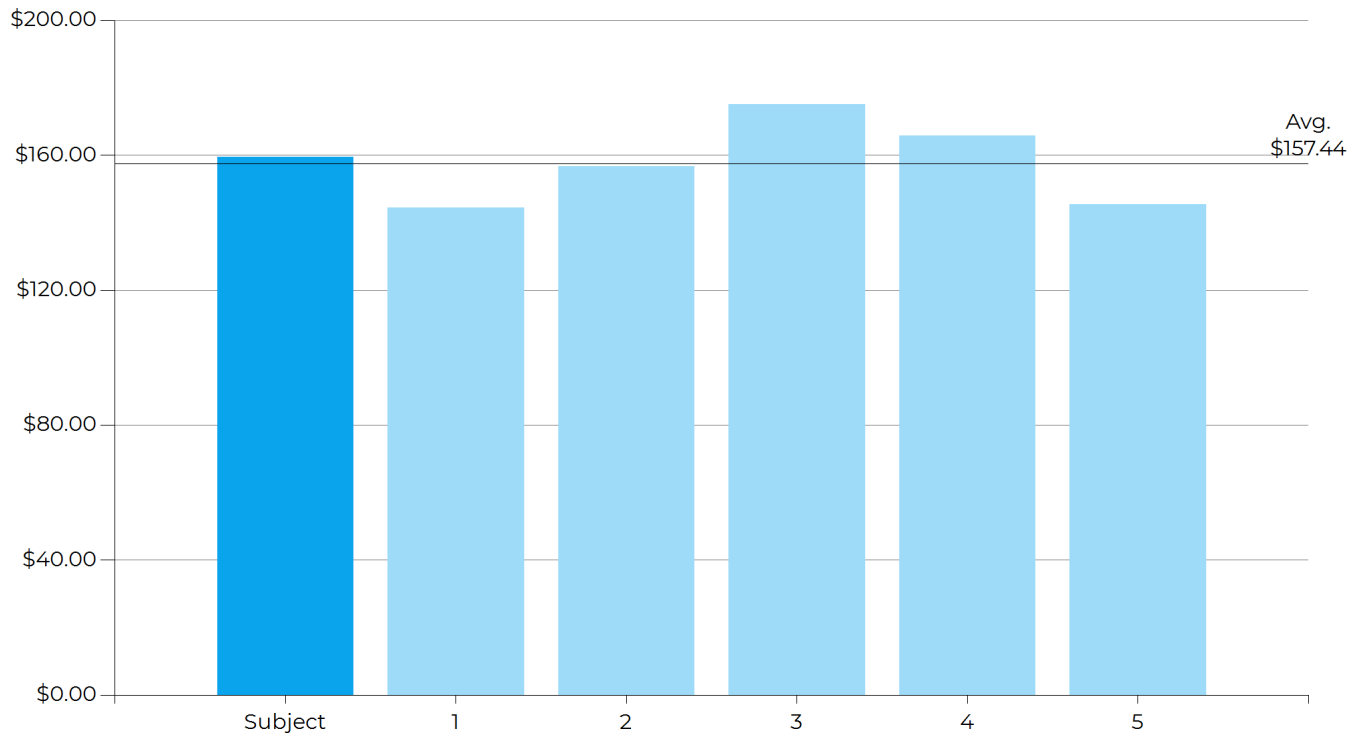


SECTION III

Comps



Price per SF



RECENT SALE COMPARABLES

CTG Alliance
1073 Orienta Avenue | Altamonte Springs, FL 32701

S



| | |
|-------------|-------------|
| Sale Price | \$2,750,000 |
| Spaces | 4 |
| Rentable SF | 17,244 |
| Price/SF | \$159.48 |
| Acres | 1.510 |
| Cap Rate | 6.28% |
| Year Built | 1964 |

CTG Alliance

1073 Orienta Avenue, Altamonte Springs, FL 32701

Notes

Subject Property

1



| | |
|-------------|-------------|
| Sale Price | \$1,040,000 |
| Rentable SF | 7,200 |
| Price/SF | \$144.44 |
| Acres | 1.130 |
| Year Built | 1980 |
| Sale Date | 8/6/2022 |

1000 Sunshine Ln

1000 Sunshine Lane, Altamonte Springs, FL 32714

2



| | |
|-------------|------------|
| Sale Price | \$899,900 |
| Rentable SF | 5,744 |
| Price/SF | \$156.67 |
| Acres | 0.580 |
| Year Built | 1982 |
| Sale Date | 12/29/2022 |
| Days-On-Mkt | 56 |

856 Sunshine Ln

856 Sunshine Lane, Altamonte Springs, FL 32714

RECENT SALE COMPARABLES

CTG Alliance
1073 Orienta Avenue | Altamonte Springs, FL 32701

3

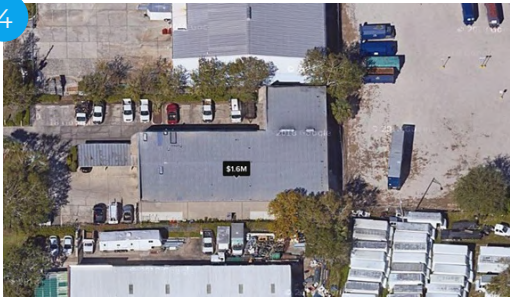


| | |
|-------------|-------------|
| Sale Price | \$1,750,000 |
| Rentable SF | 10,000 |
| Price/SF | \$175.00 |
| Acres | 1.130 |
| Year Built | 1980 |
| Sale Date | 10/17/2022 |
| Days-On-Mkt | 230 |

945 Sunshine Ln

945 Sunshine Lane, Altamonte Springs, FL 32714

4



| | |
|-------------|-------------|
| Sale Price | \$1,600,000 |
| Rentable SF | 9,658 |
| Price/SF | \$165.67 |
| Acres | 0.650 |
| Year Built | 1988 |
| Sale Date | 8/29/2022 |

991 Explorer Cv

991 Explorer Cove, Altamonte Springs, FL 32701

5



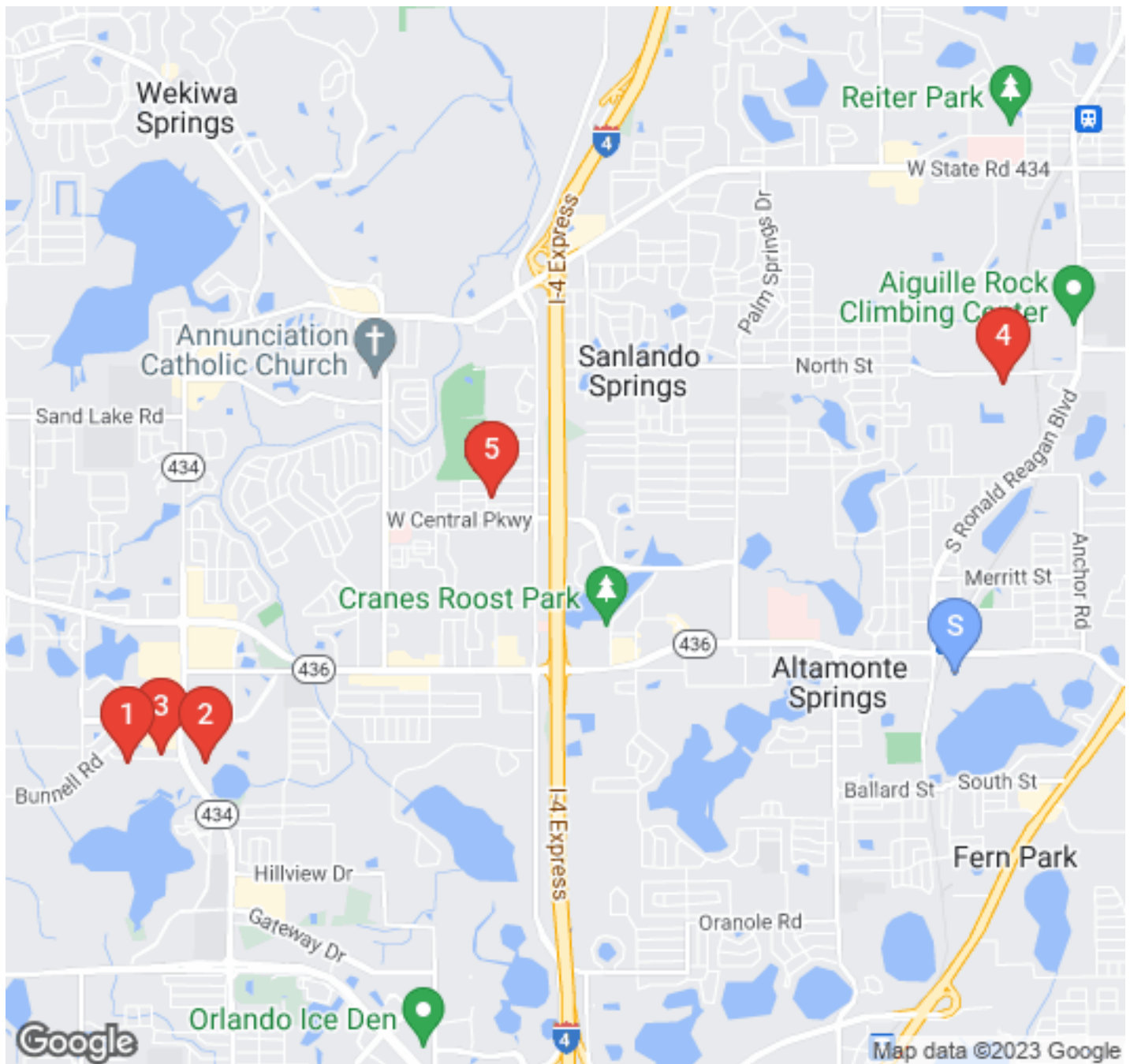
| | |
|-------------|-------------|
| Sale Price | \$2,559,145 |
| Rentable SF | 17,600 |
| Price/SF | \$145.41 |
| Acres | 3.910 |
| Year Built | 1982 |
| Sale Date | 12/30/2021 |

311 Altamonte Commerce

311 Altamonte Commerce Boulevard, Altamonte Springs, FL 32714

RECENT SALE COMPARABLES

CTG Alliance
1073 Orienta Avenue | Altamonte Springs, FL 32701



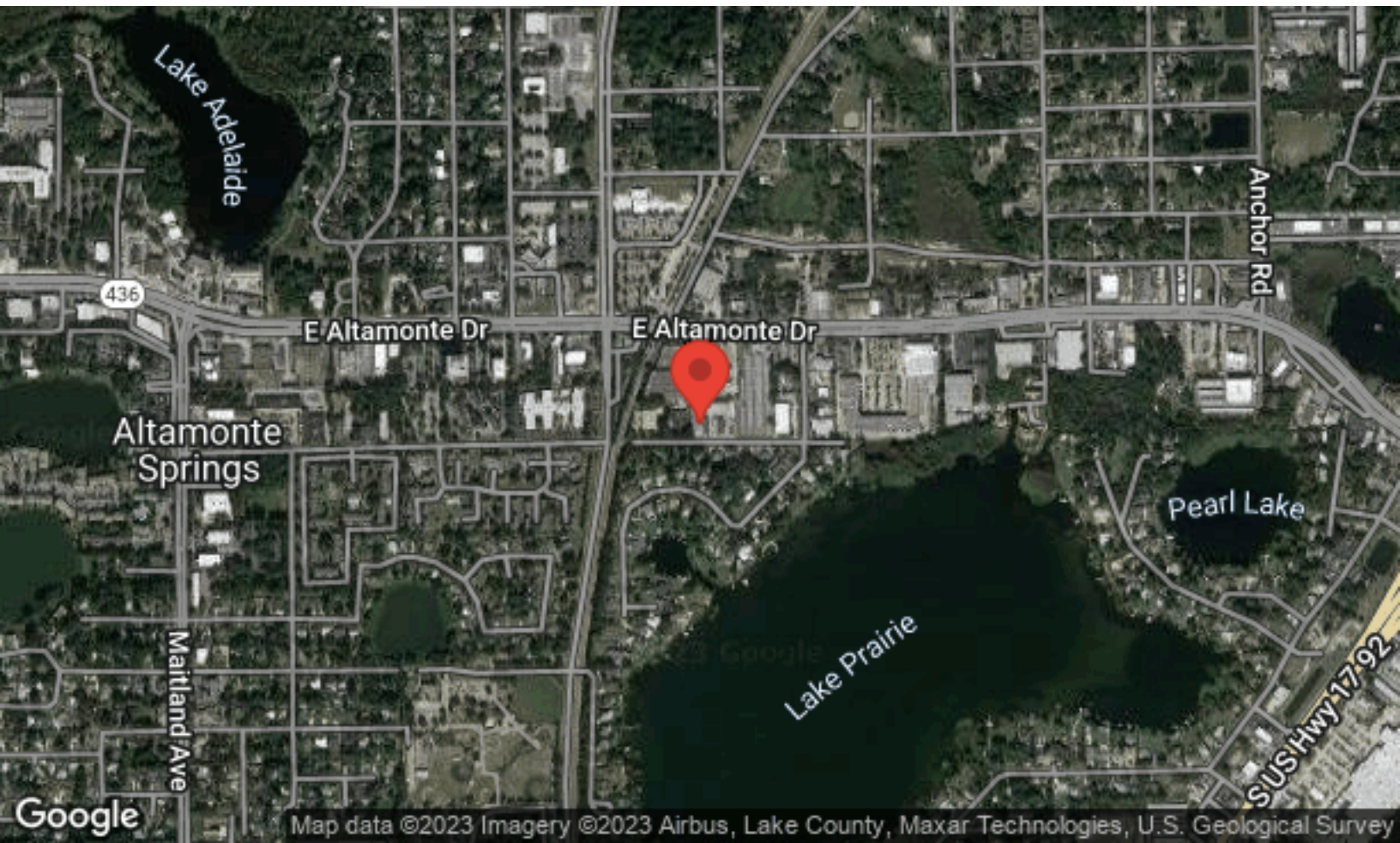
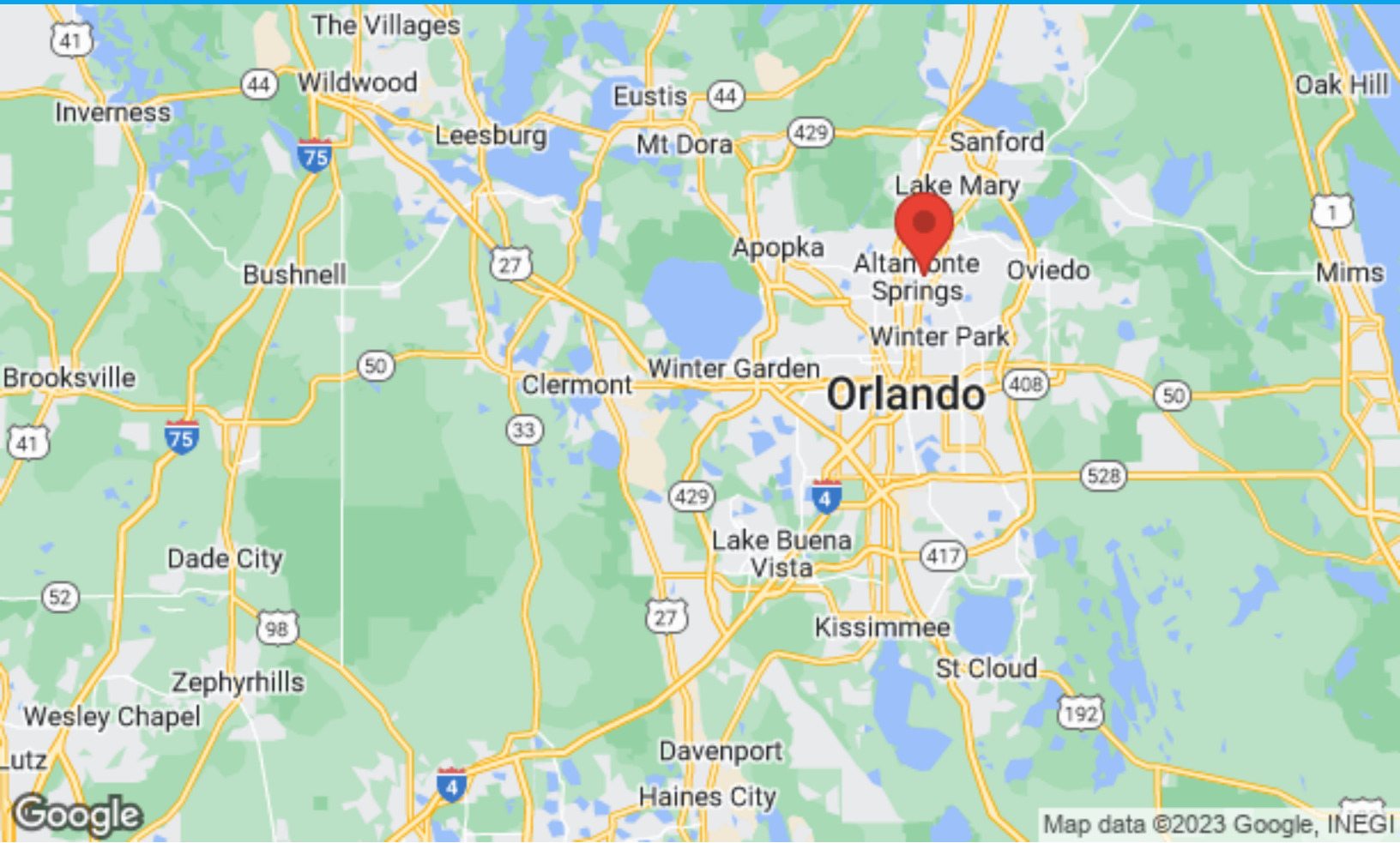
- S** CTG Alliance
1073 Orienta Avenue
Altamonte Springs, FL, 32701
\$2,750,000
- 3** 945 Sunshine Ln
945 Sunshine Lane
Altamonte Springs, FL, 32714
\$1,750,000

- 1** 1000 Sunshine Ln
1000 Sunshine Lane
Altamonte Springs, FL, 32714
\$1,040,000
- 4** 991 Explor Cv
991 Explor Cove
Altamonte Springs, FL, 32701
\$1,600,000

- 2** 856 Sunshine Ln
856 Sunshine Lane
Altamonte Springs, FL, 32714
\$899,900
- 5** 311 Altamonte Commerce
311 Altamonte Commerce
Altamonte Springs, FL, 32714
\$2,559,145

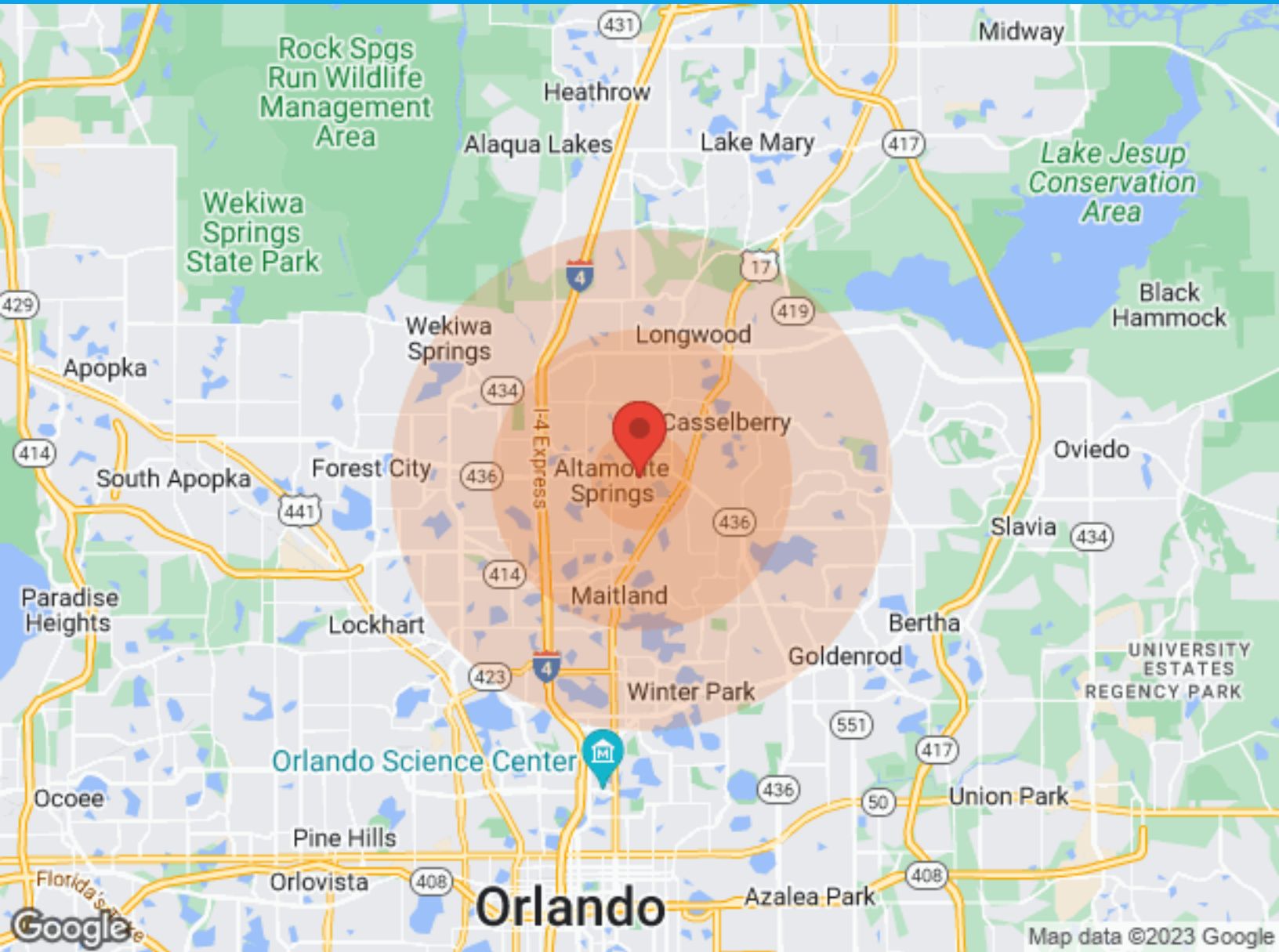
LOCATION MAPS

CTG Alliance
1073 Orienta Avenue | Altamonte Springs, FL 32701



DEMOGRAPHICS

CTG Alliance
1073 Orienta Avenue | Altamonte Springs, FL 32701



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 4,820 | 40,922 | 110,785 |
| Female | 5,211 | 44,199 | 117,793 |
| Total Population | 10,031 | 85,121 | 228,578 |
| Age | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 1,567 | 13,423 | 37,121 |
| Ages 15-24 | 1,106 | 9,877 | 27,332 |
| Ages 25-54 | 4,044 | 33,091 | 91,502 |
| Ages 55-64 | 1,314 | 11,188 | 30,414 |
| Ages 65+ | 2,000 | 17,542 | 42,209 |
| Race | 1 Mile | 3 Miles | 5 Miles |
| White | 7,744 | 70,931 | 186,424 |
| Black | 1,359 | 8,007 | 23,538 |
| Am In/AK Nat | 6 | 28 | 48 |
| Hawaiian | N/A | N/A | 3 |
| Hispanic | 2,162 | 15,231 | 41,871 |
| Multi-Racial | 1,708 | 10,180 | 28,156 |

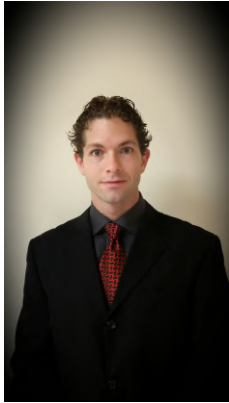
| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$44,586 | \$53,751 | \$57,161 |
| < \$15,000 | 523 | 3,213 | 9,060 |
| \$15,000-\$24,999 | 794 | 4,264 | 9,728 |
| \$25,000-\$34,999 | 638 | 4,660 | 11,589 |
| \$35,000-\$49,999 | 755 | 5,878 | 14,358 |
| \$50,000-\$74,999 | 904 | 7,331 | 20,294 |
| \$75,000-\$99,999 | 491 | 4,720 | 12,193 |
| \$100,000-\$149,999 | 303 | 3,933 | 11,213 |
| \$150,000-\$199,999 | 96 | 1,149 | 3,578 |
| > \$200,000 | 66 | 1,424 | 3,821 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 5,481 | 42,743 | 112,478 |
| Occupied | 4,901 | 38,340 | 100,489 |
| Owner Occupied | 2,526 | 23,587 | 60,956 |
| Renter Occupied | 2,375 | 14,753 | 39,533 |
| Vacant | 580 | 4,403 | 11,989 |

SECTION IV

Broker Profile





RICHARD KURBAN, CCIM

Principal
O: (407) 800-1009
C: (407) 800-1009
richard@rkommercial.com
BK3317775, Florida

Richard Kurban works as a licensed real estate broker and principal of R Kommercial Group. He deals with all facets of site selection/real estate as well as establishing new business relationships for the company.

Richard has over 10 years of international commercial real estate experience as an investor/manager. He has transacted in over \$45 million worth of commercial properties in the last 5 years, through landlord, tenant, seller and buyer representation as well as personal investments.

Prior to moving to the United States, in addition to his knowledge in real estate investment, Richard has 10 years of digital marketing experience, specifically in email marketing. Richard was the founder of an email service provider and previously worked as CRM and Email Marketing manager for a high-volume online company. Richard earned the prestigious CCIM designation in 2020 and is a member of the International Council of Shopping Centers (ICSC), Realtor Association, and Marketing Experiments (Marketing Sherpa). Richard sits on the board of the Central Florida CCIM district and continues to help the Central CCIM district get more recognition. Richard is also involved in commercial real estate development, actively invests, builds retail, and mixed use projects. He's always looking for new opportunities and potential JV partnerships to expand on his portfolio.

All materials and information received or derived from RKommercial 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.

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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. RKommercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RKommercial 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 RKommercial in compliance with all applicable fair housing and equal opportunity laws.