ABSOLUTE AUCTION

Professional Office

1511 E. Robinson Street, Orlando, FL 32801

Live On-Site Auction Event:
Thursday, November 29 @ 11:00 AM

Exclusively Presented By:

FISHER AUCTION COMPANY   **ASSITER AUCTIONEERS**

Fisher Auction Company and Assiter Auctioneers are pleased to present via Absolute Auction a 3,775± SF Professional Office in Orlando, Florida

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Real Estate Auction Consultant:
Francis D. Santos
954.931.0644
francis@fisherauction.com

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Overview

Fisher Auction Company and Assiter Auctioneers are pleased to offer via Absolute Auction a Professional Office in Orlando, Florida.

Property Highlights

➤ Free Standing Professional Office Building completely renovated with on-site parking

➤ Prime Location with easy access to East-West Expressway (408) and I-4

➤ Expansive Floorplan includes 10 Offices, 3 Bathrooms, Kitchen/Breakroom, Conference Room and 2 Copy Rooms

➤ Exterior Accessed Elevator to Second Floor Offices

➤ New Windows, Doors, HVAC, Flooring, Electric, Plumbing, Fixtures and Stucco

➤ Walking Distance to Lake Eola in Downtown Orlando Historic District

➤ 3,775± Square Foot Building on a 10,162± Square Foot Lot

➤ Within minutes to Orlando Executive Airport

PROPERTY DETAILS

Address: 1511 E. Robinson Street, Orlando, Florida 32801

Building Size: 3,775± Square Feet

Lot Size: 10,162± Square Feet / .23± Acres

Year Built: 1940 (Completely Renovated)

Parking: Current 4 Car Configuration with potential for additions

2018 Taxes: $11,548.20
2018 Tax Assessed Value: $607,330.00
Folio: 25-22-29-7499-01-000

Legal Description: LELAND HEIGHTS H/85 THE E 9 FT LOT 8 ALL LOT 9 & W 10.2 FT LOT 10 BLK D

Zoning: O-1 T

Flood Zone: Zone X – Panel No. 12095C0265F

Daily Traffic Count: 16,400

Directions / Access: From I-4 Exit Colonial Drive and go East to N Fern Creek Avenue. Right to E Robinson Street. Right to address

AUCTION DETAILS

Auction Method:	The Property is being sold "ABSOLUTE" to the highest Bidder with no minimum or reserve, plus the 10% Buyer's Premium and is subject to the terms and conditions of the Governing Documents.
Auction Date / Time:	Thursday, November 29, 2018 @ 11:00 AM ET
Auction Location:	Onsite as the Property 1511 E. Robinson Street Orlando, Florida 32801
Property Tours:	By Appointment Only. Contact Francis Santos at 954.931.0644 or francis@fisherauction.com
Initial Escrow Deposit:	➢ $25,000.00 Cashier's Check or Certified Funds payable in U.S. Funds to Peninsula Title Services, LLC ➢ The Total Deposit required on Auction Day is 10% of the Contract Price. Therefore, an Additional Escrow Deposit will be required in the form of a Business or Personal Check
Broker Participation:	2% of the Final Bid Price. Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

1st FLOOR PLAN
SCALE 1/4" = 1'-0"

2nd FLOOR PLAN
SCALE 1/4" = 1'-0"