

OFFICE SPACE  
**FOR SALE**

Own it for less Than it Would Cost to Lease!  
521 East State Road 434 | Longwood, FL 32750



### Property Details

Sales Price:	\$850,000
Available Space	±5,220 SF
Lot Size:	±18,375 SF
Zoning:	IMU
Building Class:	B
Stories:	2
Signage	3 Monument Signs
Parking:	4/1,000

### Property Highlights

- LOW COST OF OWNERSHIP - \$8.97 PSF (\$2,345.66/ MTH)
- SIGNIFICANT savings to own versus leasing!
- Ample parking
- Brand new roof and HVAC units
- Recently renovated
- Multiple signage locations facing SR-434, S Grant St, E Pine Ave

### SALE PRICE

**\$850,000**

### Start Building Equity Today!

RARE Owner or Investment Opportunity at Longwood Central. This rare find is a beautiful multi-Tenant office building located in the heart of the Longwood Market. By purchasing it, a buyer can shelter from growing market rents by occupying the vacant space while also having the building double as an Investment property and collect rent. It has highly functional layout's and both space inside the property enjoys an abundance of natural light making it desirable for an owner users and renters.

Owners will enjoy an average savings of \$12,646.14 per year by purchasing this property when they are comparing it to leasing in the market.

Stop spending wasting money on rent and own today. You will enjoy great savings and be building equity in an investment property.

### 5 Year Hold - User/Investor Details

Total Acquisition Cost:	\$191,100
Avg Cost of Ownership PSF:	\$8.87
Avg savings PSF:	\$7.06
Savings compared to leasing:	\$110,748.97

PRESENTED BY

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INFORMATION



ADDITIONAL  
**PHOTOS**

## Professional Space For Sale in Longwood

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Manicured Landscaping



SR 434 Presence & Signage



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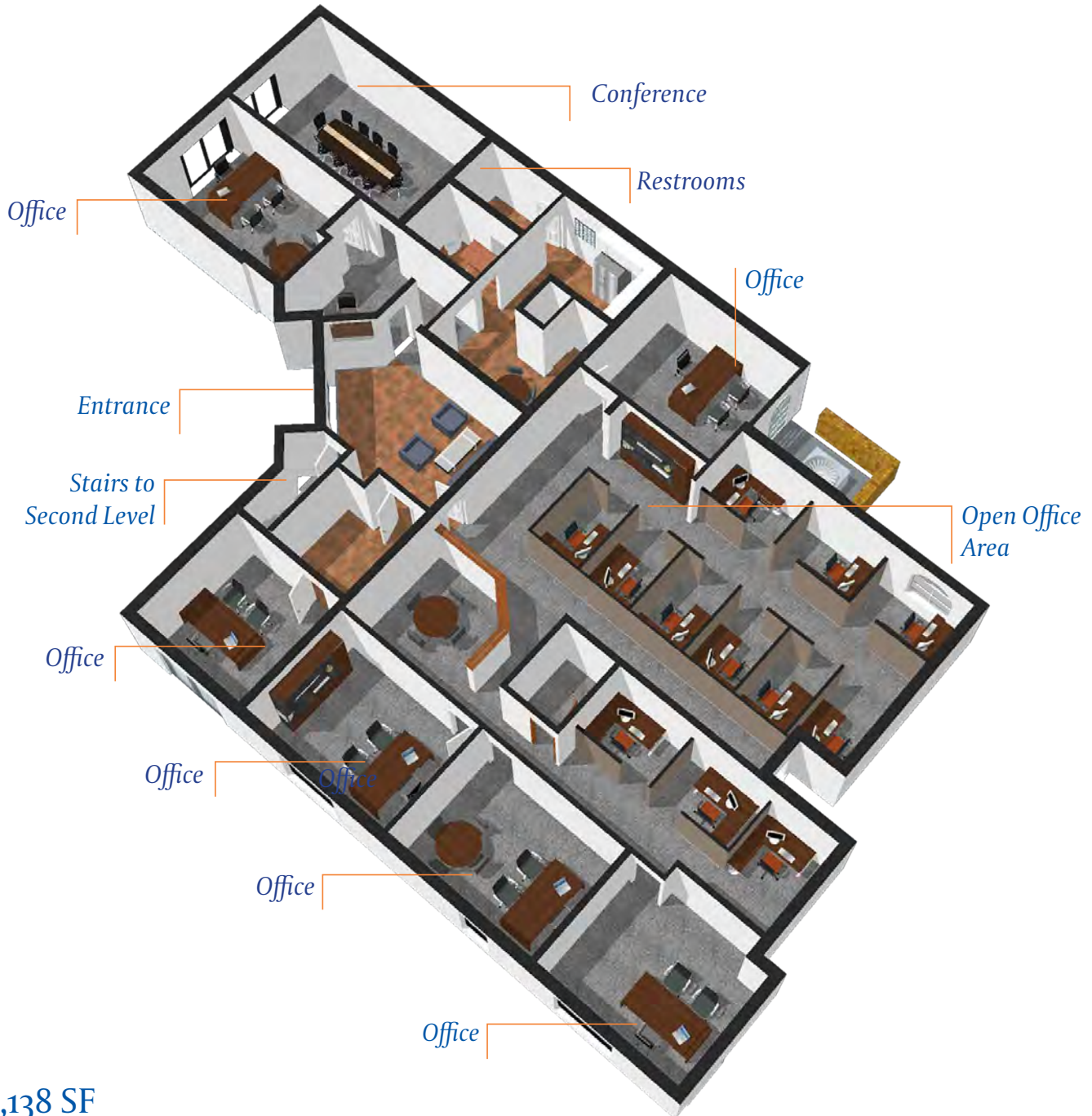


## FLOOR PLAN

Professional Space For Sale in Longwood  
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### First Level 3D Floor Plan



±3,138 SF

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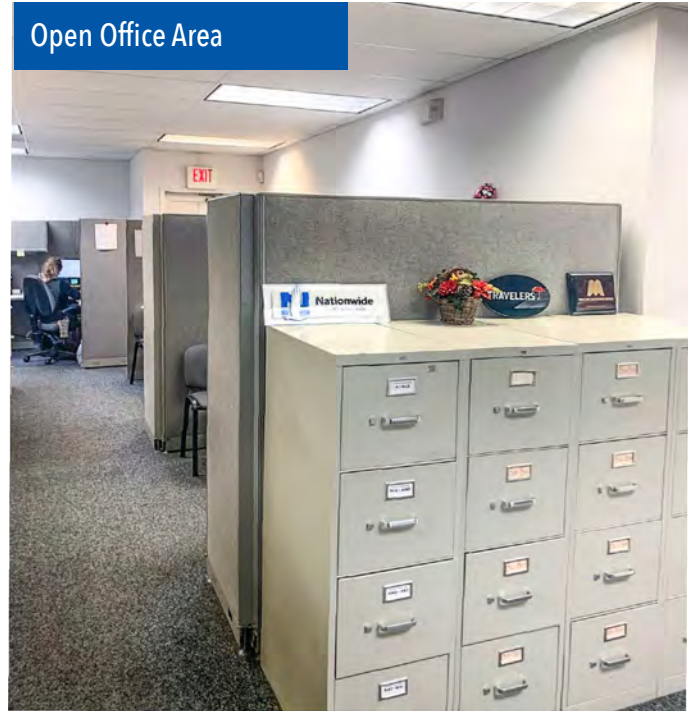


## First Level Interiors

Executive Offices



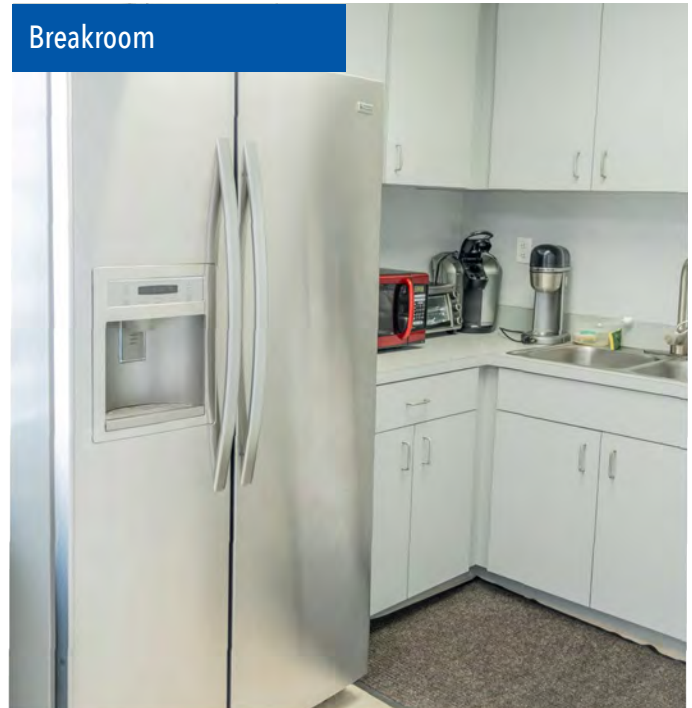
Open Office Area



Executive Offices



Breakroom



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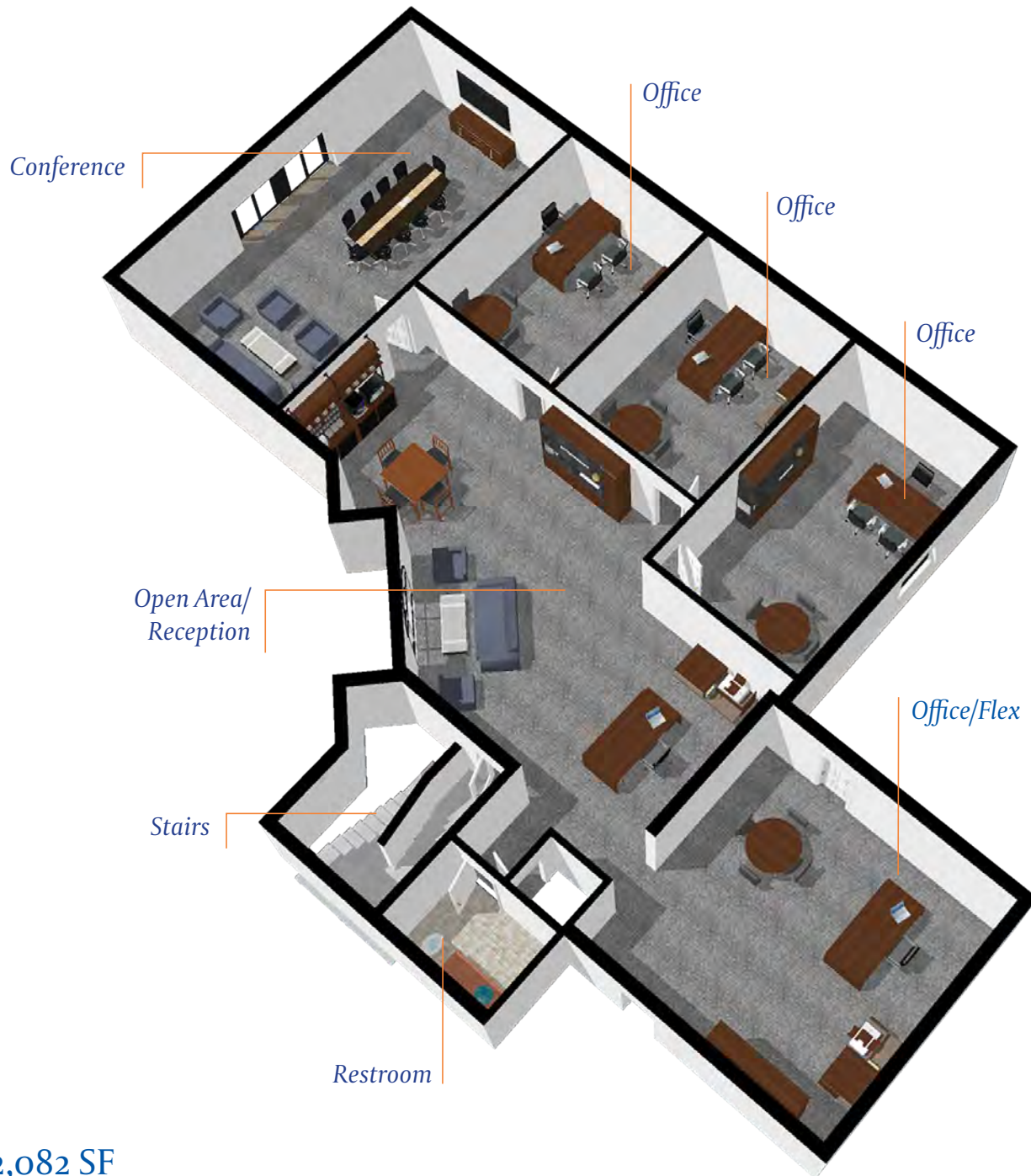


## FLOOR PLAN

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### Second Level 3D Floor Plan



±2,082 SF

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## Second Level Interiors

Architectural Details



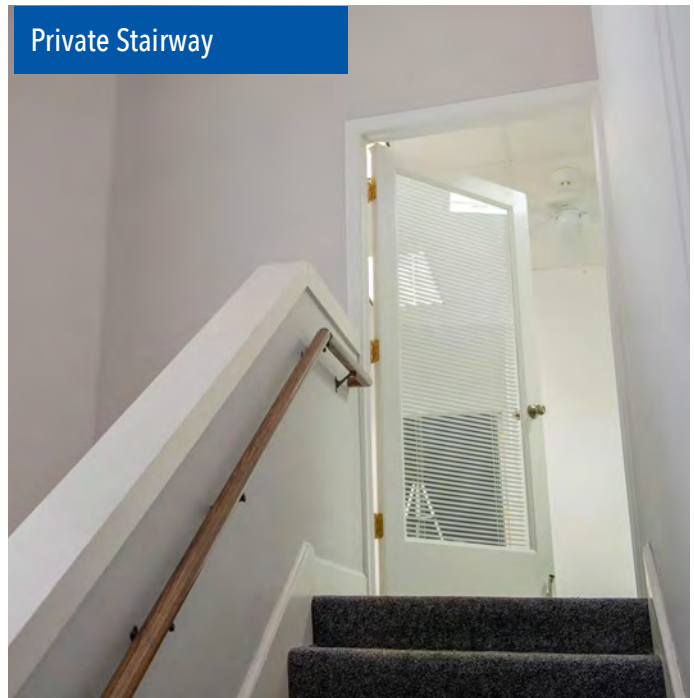
Open Office Area



Spacious Offices



Private Stairway



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MEDICAL  
PROXIMITY

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