



CUSHMAN &
WAKEFIELD



1.31 ACRE INDUSTRIAL SELF STORAGE FOR SALE

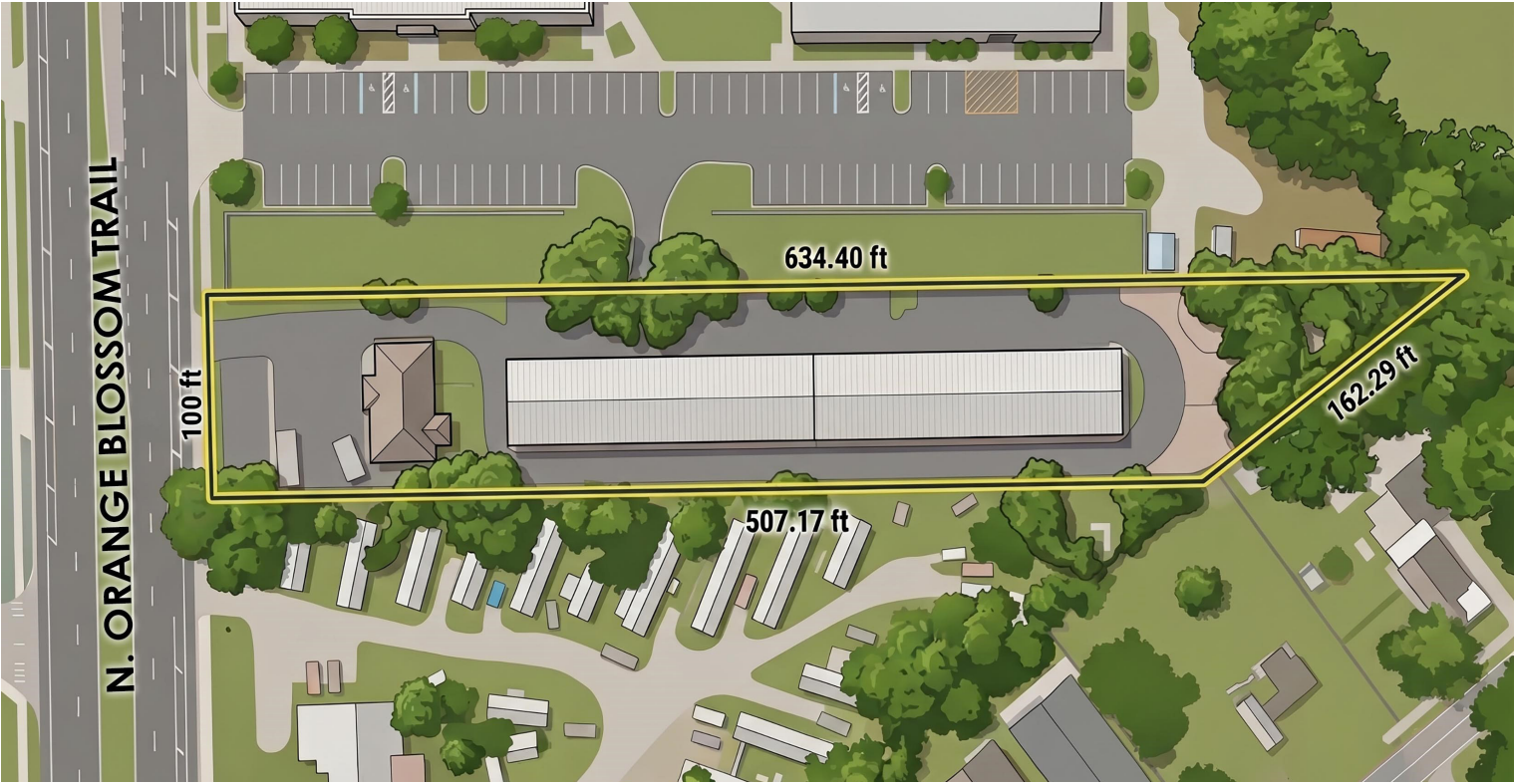
6803 N ORANGE BLOSSOM TRAIL (HWY 441)
ORLANDO FL 32810

PROPERTY SUMMARY

This unique income-producing asset consists of 56 storage units complemented by a front-facing commercial building, offering multiple streams of revenue within a highly desirable urban infill location in Orlando. The property presents a compelling opportunity for investors seeking consistent cash flow with upside potential.

The storage component provides strong, stable income characteristics typical of self-storage assets, while the commercial structure offers flexibility for owner-occupancy or additional lease income. Currently, all tenants are month-to-month, creating an immediate opportunity for new ownership to implement strategic rent increases and operational improvements.

With the right management approach, this property can be quickly repositioned with significant upside for an enhanced long-term value.



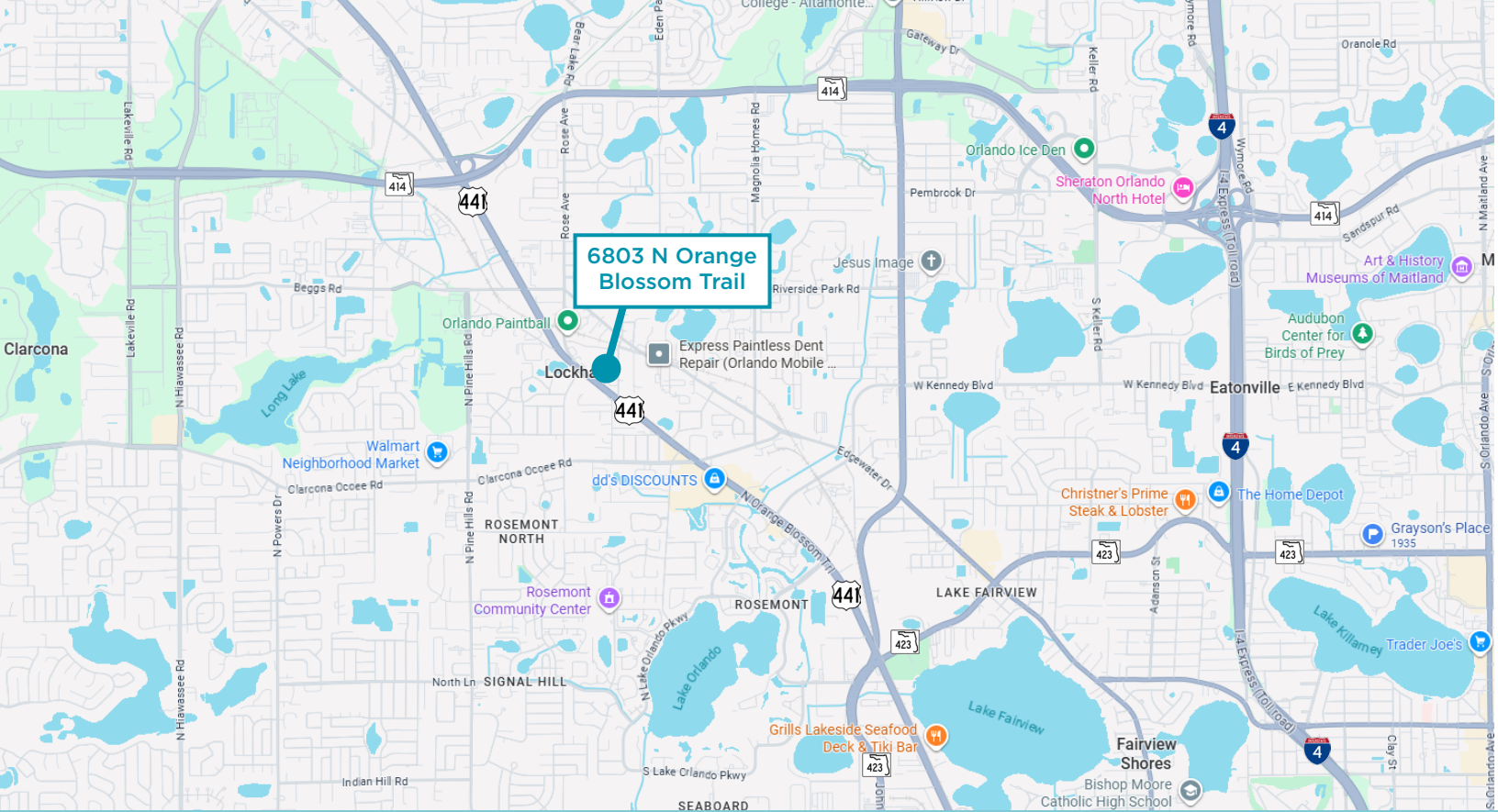
PROPERTY FEATURES

Property Size:	1.31 AC	Building #1 SF:	1,692 SF
Property Zoning:	C-2	Building #1 Construction:	Concrete Block
Property Use:	Industrial Self Storage	Building #1 Built:	1950
Utilities:	Orange County	Building #2 SF:	12,480 SF
Electric:	Duke Energy	Building #2 Construction:	Metal
Buildings:	2 (1-office; 1-storage units)	Building #2 Built:	1984
Price:	Call for Price	Building #2 Unit Breakdown:	56 - 10'x12' units (can be combined)

FINANCIALS

Current In Place Revenue (annual)	\$114,000.00
Current Taxes (2026)	\$9,745.00
Current Insurance (no hurricane coverage)	\$8,732.65
Property Manager (lives onsite free rent)	
Pro Forma	
56 units at avg. \$175/unit (Monthly)	\$9,800.00
Rental of front building/yard (Monthly)	\$2,500.00
Rental of rear yard (Monthly)	\$2,000.00
Monthly Income	\$14,300.00
Pro Forma Annual Income	\$171,600.00
Pro Forma NOI	\$150,000.00





LOCATION
CBD/MAITLAND/WINTER PK
15 MINUTES



MAJOR HIGHWAYS
INTERSTATE 4 - 9 MINUTES
429 BELTWAY - 9 MINUTES



ORLANDO
INTERNATIONAL AIRPORT
35 MINUTES

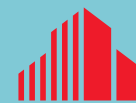


SAM KING

Senior Associate
Sales & Acquisitions | Central FL
Direct: +1 407 949 0898
Cell: +1 407 341 7728
sam.j.king@cushwake.com

GLEN JAFFEE

Senior Director
Sales & Acquisitions | Central FL
Direct: +1 407 541 4408
Cell: +1 407 353-3426
glen.jaffee@cushwake.com



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