

For Sale • Auction

# OFFICE BUILDING

6404 Old Winter Garden Road • Orlando, FL 32835



**SITE AUCTION: 10/05/2026 to 10/07/2026**



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**AUCTIONS**

BY Ten-X™

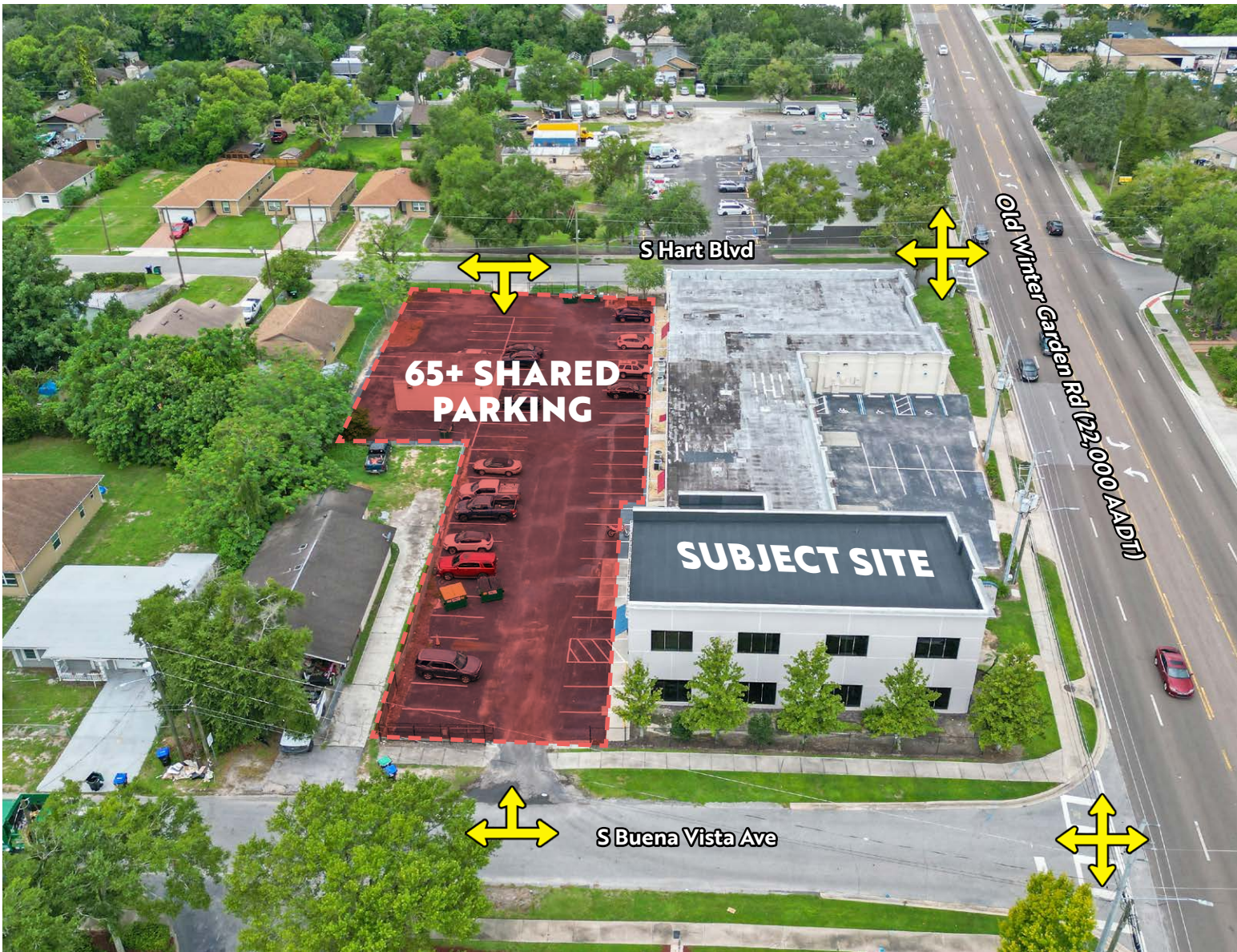


6,724 SF - Office Space



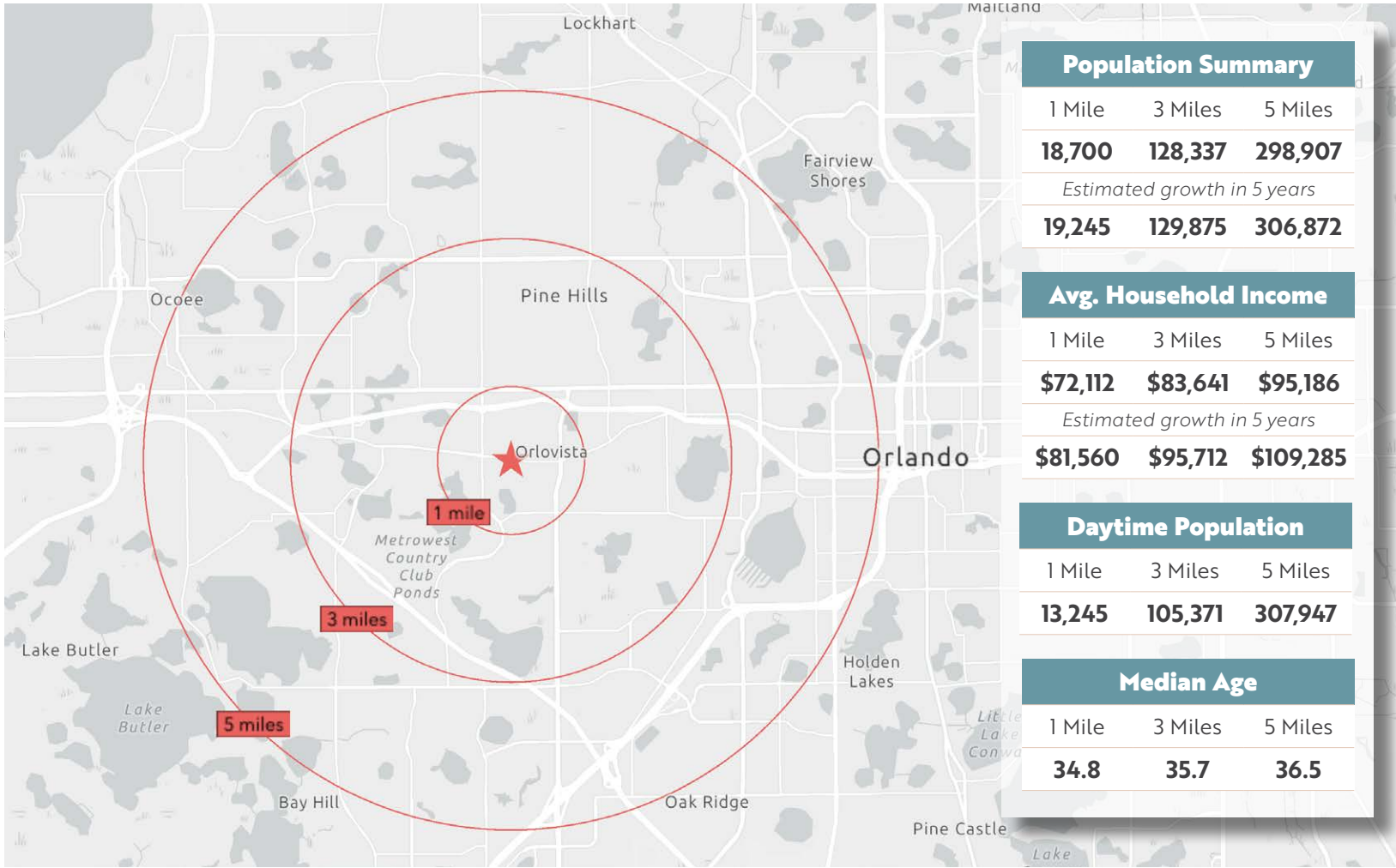


# PROPERTY INFORMATION



|                       |                                                  |
|-----------------------|--------------------------------------------------|
| <b>Square Footage</b> | ±6,724 sq. ft.                                   |
| <b>Address</b>        | 6404 Old Winter Garden Road<br>Orlando, FL 32835 |
| <b>Parcel Number</b>  | 36-2228-6416-03-010                              |
| <b>Land Acreage</b>   | ±0.17 a.c.                                       |
| <b>Traffic Count</b>  | Old Winter Garden Rd - ±22,000 VPD               |

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Year Built</b> | 2008                                                                                                        |
| <b>Parking</b>    | ±65 shared spaces                                                                                           |
| <b>Zoning</b>     | C3 - Commercial                                                                                             |
| <b>Land Usage</b> | 2-story office building                                                                                     |
| <b>Flood Zone</b> | B and X (of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods) |





# PROPERTY HIGHLIGHTS

- Turn-key office property offering a fully built-out and recently-renovated building ready for immediate occupancy or investment.
- Prime visibility and exposure positioned along Old Winter Garden Road with  $\pm 22,500$  daily traffic counts.
- Two full access points on Old Winter Garden Rd via S Buena Vista Ave and S Hart Blvd, ensuring seamless ingress and egress.
- Ample parking with  $\pm 65$  shared spaces located in the rear of the building, providing convenient patient and visitor access.
- Strategic location within minutes of major employers and networks including Orlando Health and AdventHealth systems.
- Strong regional connectivity with convenient access to SR-408 (East-West Expressway) and close proximity to I-4 and Florida's Turnpike.

**Bidding commences via auction from October 5<sup>th</sup> to October 7<sup>th</sup>, 2026.**





# MARKET AERIAL VIEW

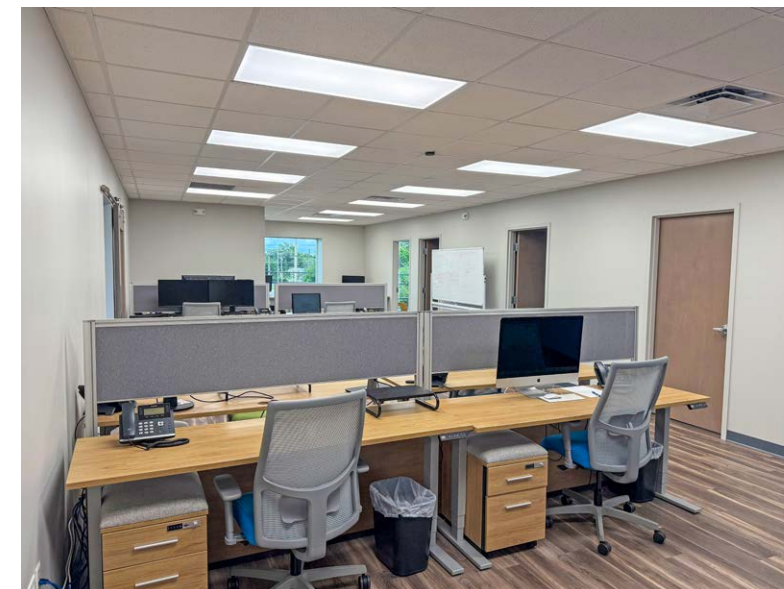




# PROPERTY GALLERY

## Building Exterior/Interior

This office building offers ±6,724 square feet of available space with generous parking accommodations of ±65 shared spaces. Built in 2008, the two-story property benefits from high traffic counts, with Old Winter Garden Road generating ±22,500 vehicles per day and nearby Powers Drive seeing ±11,200 vehicles per day.





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