

\$11,750,000 - 1211 State Road 436, CASSELBERRY

MLS® #O6207211

\$11,750,000

Bedroom, Bathroom,
Commercial Sale on 8.06 Acres

INTERLACHEN CORPORATE CENTER,
CASSELBERRY, FL

Welcome to Casselberry Corporate Center, conveniently located next to Maitland, Winter Park, and Lake Howell. This Class A office center offers an impressive 83,520 SF of total building space, with 80,035 SF of leasable square footage and is situated on a sprawling 351,106 SF, 8.06 acre lot. This property is strategically situated just off SR 436, offering excellent visibility with an impressive traffic count of 54,000 vehicles per day. The subject property has undergone over \$1 million in significant recent upgrades, including upgraded LED lighting and flooring in nearly all units, a remodeled lobby and common areas, new HVAC, new lot paving, upgraded bathrooms, a new tenant directory, LED lights in the parking lot, all new irrigation plus landscaping and much more. The property is turn-key ready and move-in ready to operate. This 8.06 acre office site features a picturesque, park-like setting adorned with mature trees, an inviting outdoor seating area, and convenient proximity to convenience stores and restaurants, as well as direct access to Orlando International Airport via Semoran Blvd. This meticulously upgraded office space offers a prime investment opportunity in a thriving location. This corporate office center is priced to sell at \$143 per square foot. This building is perfect for an owner-user corporate headquarters or an investor. Strong tenant mix with space available. Projected cap rate is 9.5% once fully



leased. As of 01/01/2025, An owner can promptly occupy the entire 3rd floor, which spans 29,732 sq ft, along with additional spaces on the first and second floors, totaling 45,312 sq ft. Located in a prime area close to Winter Park and Maitland, two highly regarded sub-markets in the Orlando region, this opportunity represents an exceptional deal. Schedule your showing today!

Built in 1986

Essential Information

MLS® #	O6207211
Price	\$11,750,000
Sold Price	\$11,200,000
Sold Date	May 16th, 2025
Acres	8.06
Year Built	1986
Type	Commercial Sale
Sub-Type	Office
Status	Sold

Community Information

Address	1211 State Road 436
Area	Casselberry
Subdivision	INTERLACHEN CORPORATE CENTER
City	CASSELBERRY
County	Seminole
State	FL
Zip Code	32707

Amenities

Parking	Ground Level, Lighted, Over 30 Spaces
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Interior

Heating	Central
Cooling	Central Air
# of Stories	3

Exterior

Foundation Slab

Additional Information

Date Listed May 22nd, 2024
Days on Market 446
Zoning PMX-L

Listing Details

Listing Office RE/MAX ASSURED

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