

\$570,000 - 301 Ryder Lane 1131, 1125, CASSELBERRY

MLS® #O6246383

\$570,000

Bedroom, Bathroom, 2,400 sqft
Commercial Sale on 0.06 Acres

ANCHOR ROAD COMMERCE CENTER A
COMM CONDO, CASSELBERRY, FL

JOHN SADRI & COMPANY is proud to present this INVESTMENT OR OWNER-USER OPPORTUNITY, a versatile flex space which houses a state-of-the-art ghost or catering kitchen. It features Captive Aire Exhaust Hood and Grease Fire Suppression System and Extinguisher, gas water heater, enhanced grease trap system and industrial chemical & water resistant flooring (Tnemec). The space includes two entrances, two ADA-compliant restrooms, two office spaces for order processing, and two grade-level roll-up doors with loading bays providing drive-in garages for vehicle or equipment storage with EV charging. 3 Phase 200A power with an additional 60A sub-panel. This space is comprised of two adjoining units; unit 1131 & 1125.

The current CAP RATE is above 7. The tenant is a strong corporate entity and has been there since August 2021 and the lease is set for renewal in December 2026. Tenant is obligated to stay on till the renewal date but also has agreed to VACATE with a 30-day notice. The property is centrally located off of SR 436, in the Anchor Road Commerce Center and is in close proximity to other major transportation routes such as I-4 and US Hwy 17-92. Demographics include population of over 100,000 and median household income of over \$60,000 a year within a three-mile radius.



Built in 2006

Essential Information

MLS® #	O6246383
Price	\$570,000
Sold Price	\$570,000
Sold Date	November 26th, 2024
Square Footage	2,400
Acres	0.06
Year Built	2006
Type	Commercial Sale
Sub-Type	Warehouse
Status	Sold

Community Information

Address	301 Ryder Lane 1131, 1125
Area	Casselberry
Subdivision	ANCHOR ROAD COMMERCE CENTER A COMM CONDO
City	CASSELBERRY
County	Seminole
State	FL
Zip Code	32707-3809

Amenities

Parking	1 to 5 Spaces, Electric Vehicle Charging Station(s), Ground Level
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Interior

Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	1

Exterior

Lot Description	Corner Lot, Industrial Condo
Roof	Metal
Foundation	Slab

Additional Information

Date Listed	October 1st, 2024
Days on Market	346
Zoning	I

Listing Details

Listing Office JOHN SADRI & COMPANY

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