



# OFFICE/WAREHOUSE FOR SALE

3660 HOWELL BRANCH COURT  
WINTER PARK, FL 32792  
3,000 SF

**Sale Price: \$525,000**



- **90% financing available for owner-users.**
  - From \$52,500 down payment.
- **Below market, fixed interest rates.**
  - Approximate blended interest rate of 6.67%.
- **Up to 25 year amortizations with no balloon payments.**
  - Monthly payments as low as \$3,394.69.
- **Pre-approval within 24 hours/Commitments within 3 days/Closings within 45 days.**

**PRESENTED BY:**

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**Mercantile Commercial Capital, LLC**

*Providing Lending Solutions to the Small Business Community*