



OFFICE PROPERTY FOR SALE

4465 EDGEWATER DR.

ORLANDO, FL 32804

4,086 SF

Sale Price: \$485,000



- **90% financing available for owner-users.**
 - From \$48,500 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 \$3,136.05.
- **Pre-approval within 24 hours/Commitments within 3 days/Closings within 45 days.**

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Mercantile Commercial Capital, LLC

Providing Lending Solutions to the Small Business Community