

\$230,621 - 4906 Patch Road, ORLANDO

MLS® #O6235138

\$230,621

Bedroom, Bathroom,
Commercial Lease on 1.72 Acres

LOS TERRANOS, ORLANDO, FL

This move-in ready Office/Warehouse/Storage Facility is located in the Conway area of East Orange County, off Hoffner Avenue between 436 and Goldenrod Road; just minutes from highway 408 and interstate I-4 on-ramp junctions.



Currently demised with a combination of 11 conference rooms, executive offices, staff offices, and storage rooms, the facility also includes a full-service reception area, kitchen/pantry, 5 bathrooms (2 with stand up showers), 2 on-grade freight bays with roll up doors, and a tiled warehouse outfit with 2 second floor mezzanines.

The Owner is offering generous participation, capping future Tenant liability at a maximum of \$1,000 out of pocket per Lease Year for HVAC system service and maintenance.

Built in 1994

Essential Information

MLS® #	O6235138
Sold Price	\$230,621
Listing Price	\$230,621
Acres	1.72
Year Built	1994
Type	Commercial Lease
Sub-Type	Industrial
Status	Leased

Community Information

Address	4906 Patch Road
Area	Orlando/Ventura
Subdivision	LOS TERRANOS
City	ORLANDO
County	Orange
State	FL
Zip Code	32822-3307

Interior

Cooling	Central Air, Zoned
---------	--------------------

Exterior

Foundation	Slab
------------	------

Additional Information

Date Listed	September 9th, 2024
Days on Market	389
Zoning	IND-1/IND-

Listing Details

Listing Office	CORCORAN PREMIER REALTY
----------------	-------------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified.Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law.Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on October 17th, 2025 at 3:24am EDT