

Income-Producing Duplex Near Downtown Orlando – Sold As-Is

Excellent opportunity to own an income-producing duplex in one of Orlando's desirable central locations. Located at **430 Altaloma Ave, Orlando, FL 32803**, this property offers approximately **1,676 sq ft gross area**, approximately **1,550 sq ft living area**, on a large **0.23-acre lot**, with multifamily zoning and strong long-term investment potential.



The property is currently configured as a **duplex with rental income in place**, making it attractive for investors seeking immediate cash flow. Due to the age of the property, the seller is offering the property **As-Is**, with the right for buyers to conduct their own inspections.



Back yard

With its generous lot size, central location, and multifamily zoning, the property may also offer future potential for redevelopment into additional multifamily units, townhomes, condos, or apartments, subject to buyer verification with the City of Orlando.

Situated in a quiet, established neighborhood approximately **2 miles from Downtown Orlando**, the property offers convenient access to employment centers, restaurants, shopping, parks, schools, and entertainment.

Property Highlights:

- Income-producing duplex
- Sold **As-Is** with right to inspect
- Approximately **1,676 sq ft gross area**
- Approximately **1,550 sq ft living area**
- **4 bedrooms / 2 bathrooms total**
- Approximately **0.23-acre lot**
- Multifamily zoning
- Quiet and established neighborhood
- About **2 miles from Downtown Orlando**
- Strong rental demand area
- Excellent opportunity for investor, owner-occupant, builder, or developer
- Future redevelopment potential — buyer to verify with city/county authorities

This is a rare opportunity to acquire a centrally located Orlando income property with both current rental income and future upside potential.

Suggested Offering Price: \$575,000 - OBO

Disclosure: Owner is also a licensed real estate broker.

Contact:

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Disclaimer: Property is being sold **As-Is** with right to inspect. Seller makes no warranties regarding condition, zoning, future use, rental income, measurements, or redevelopment potential. Buyer and buyer's agent are responsible for verifying all information with the appropriate city, county, and zoning authorities.



Front yard and road.



Environmental area