

Downtown Office/Warehouse

711 W Amelia St, Orlando, FL 32805



Price: \$1,100,000

Prime redevelopment area! Zoned Industrial (I-G/T/PH), Office low rise use. OCPA shows north side of building as all warehouse. Permitted buildout several years ago created another roughly 2,200SF of office and open space (see floor plan images). TOTAL: 5,480SF offices/reception/open area and 1,600SF warehouse. Currently, multiple businesses lease offices in the facility. Leases available to review for serious and qualified buyers. The building can be divided into three separate spaces (all can be locked individually).

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Immaculately maintained! Convenient to I-4, 408, Sunrail Station, Lymmo routes, bus stops, sports venues and more. Front row seat to the construction of Orlando's new Creative Village! This building suites a variety of office, light industrial, distribution and warehousing uses.

Adjacent to Creative Village. UCF campus currently under construction
Recently renovated, move in ready!
Safe and well maintained area.



Carrie Duvall Davis

CARRIEDUVALLCRE@gmail.com

(407) 718-8955

Commercial Associates LLC

2431 Aloma Ave

Winter Park, FL 327922541



Selling notes: Building is 100% occupied, but main tenant would vacate after sale. Mix of office, reception, breakroom, open work space and warehouse. Warehouse buildout in 2005/2006 adds additional offices and large work area under A/C. 2 roll up doors, ground level docks. Perfect opportunity for Owner Occupant who needs room to grow. use available SF and as tenant leases expire, grow into those offices over time. Hot location adjacent to Creative Village (see PDF brochure attached) and new UCF downtown campus. Newly paved roads and redevelopment in this area of downtown. Safe area, but fully fenced with remote-access gate. Spotless facility, move-in ready. Call Carrie 407-718-8955 for more details and showing.

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Property Photos



Reception Desk 1st Floor



View of Creative Village Construction

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Property Photos



Open Work Space (A/C'd warehouse)

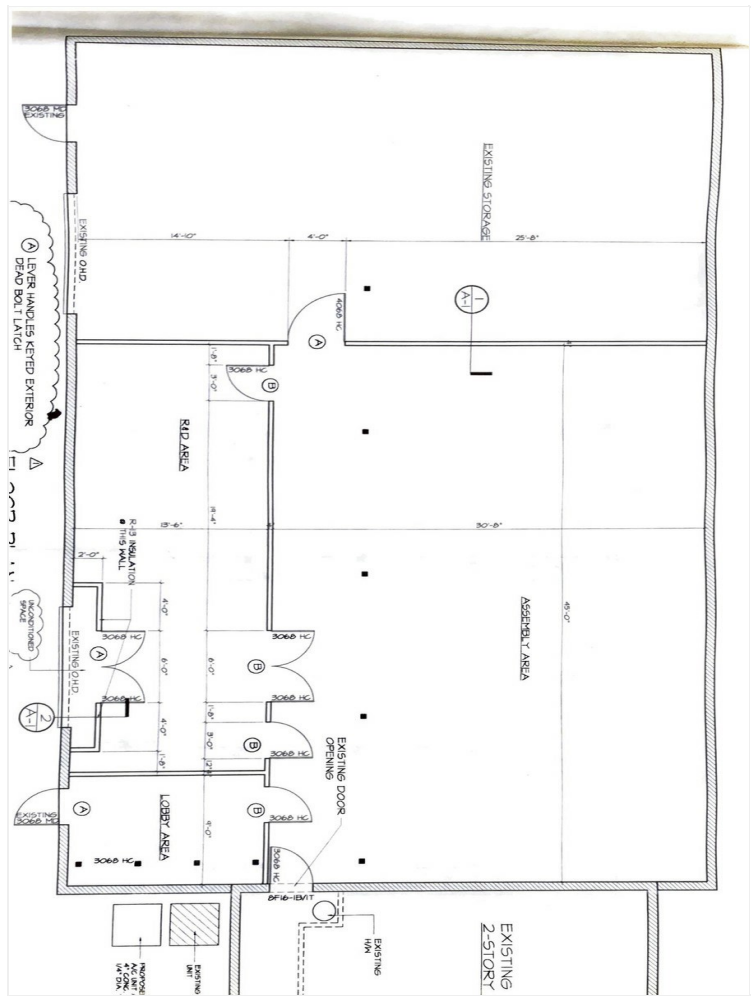


Exterior, east and south side

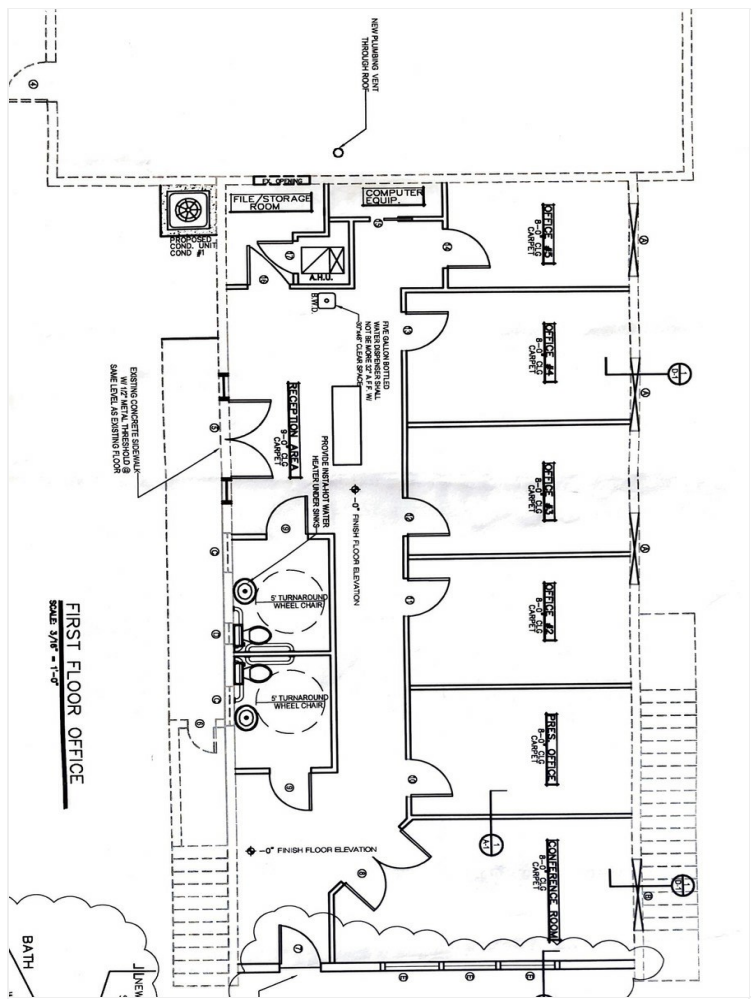
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North 1/2 of BLDG-Warehouse Buildout



South 1/2 BLDG- 1st Floor Offices

