

# Downtown Office / Residential Building

822 Menendez Ct, Orlando, FL 32801

**Palkiper**  
Commercial Real Estate Services  
Licensed Real Estate Broker

**Reduced!**



**For Sale: \$575,000**

## LOCATION DETAILS

Situated in Downtown Orlando, just off W Gore St, near the I-4 Express/SR 408 interchange. It offers convenient access to a variety of shops, restaurants, and services in the vicinity of Lake Eola and the Central Business District. It is also a short distance from key downtown landmarks such as the Amway Center, Dr. Phillips Center for the Performing Arts, and Church Street Station. Nearby major thoroughfares include I-4, SR 50 (E Colonial Dr), and US 17/92/441 (Orange Blossom Trl).



## PROPERTY HIGHLIGHTS

- **±1,838 SF** Office / Residential Building
- Full build-out features:
  - Mediterranean style office building in **excellent condition** with new flooring and fresh paint
  - 2 private offices; full kitchen; 2 restrooms, including one with a shower; 1 detached garage; additional storage unit
- 0.11 AC **Zoned O-2/T** (Medium Intensity Office - Residential Use) with the City of Orlando

### 2025 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	18,327	113,730	321,636
Average HH Income	\$118,400	\$117,026	\$106,502
Median HH Income	\$77,004	\$80,861	\$72,033

## CONTACT FOR MORE INFORMATION

**Vincent Pellicane**

(631) 885-5850

[Vincent@palkiper.com](mailto:Vincent@palkiper.com)



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08/12/25 11:00

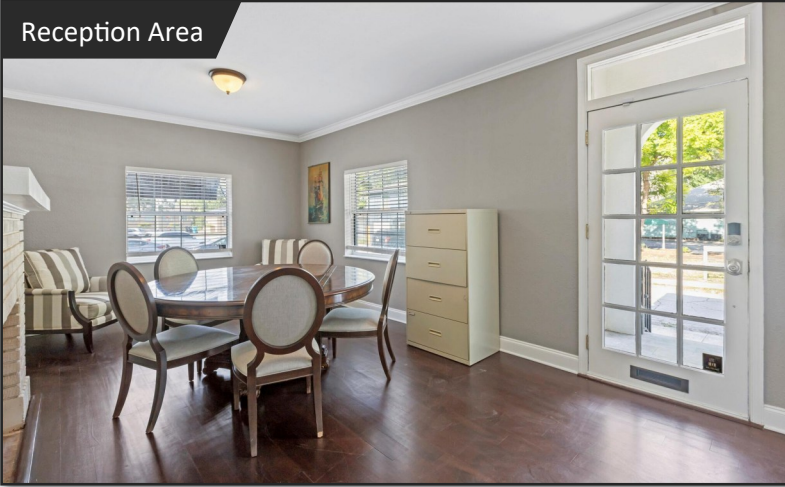


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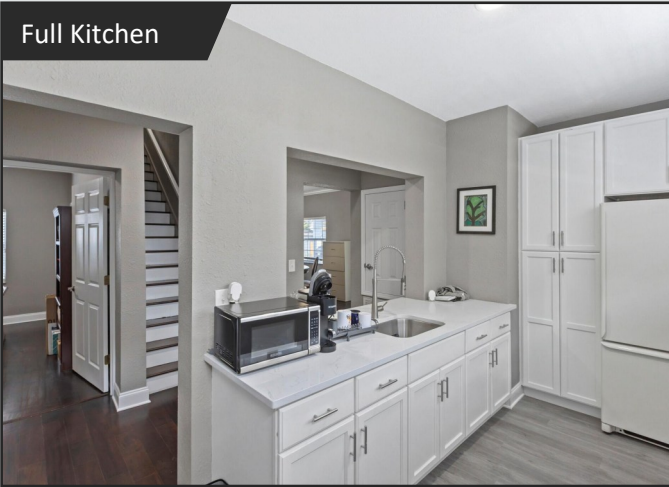
Reception Area



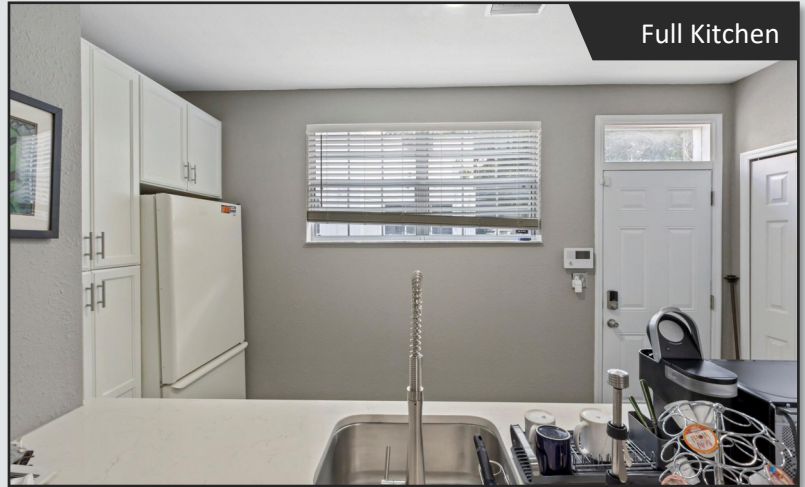
Reception Area



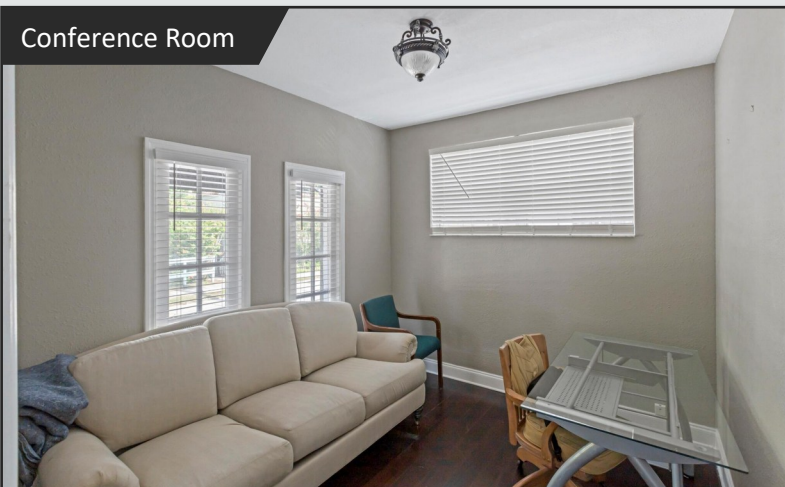
Full Kitchen



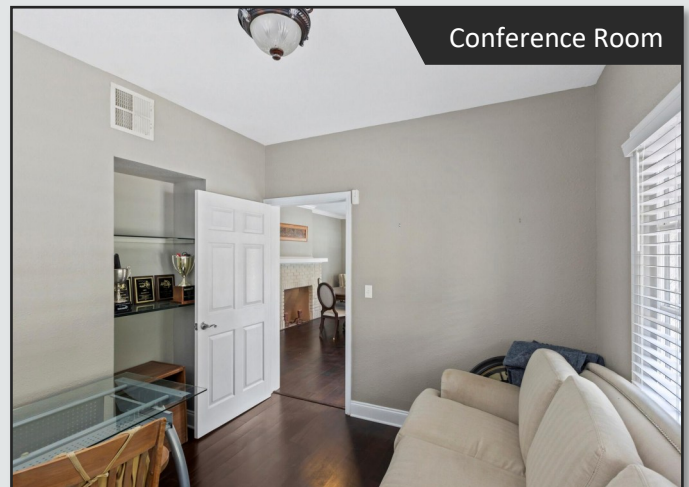
Full Kitchen



Conference Room



Conference Room



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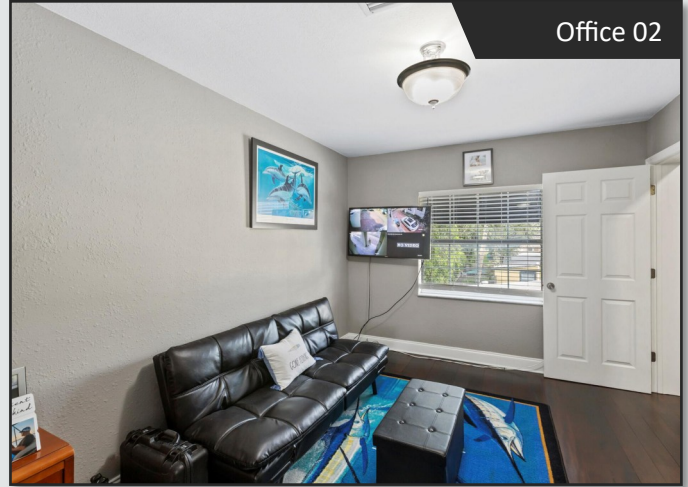
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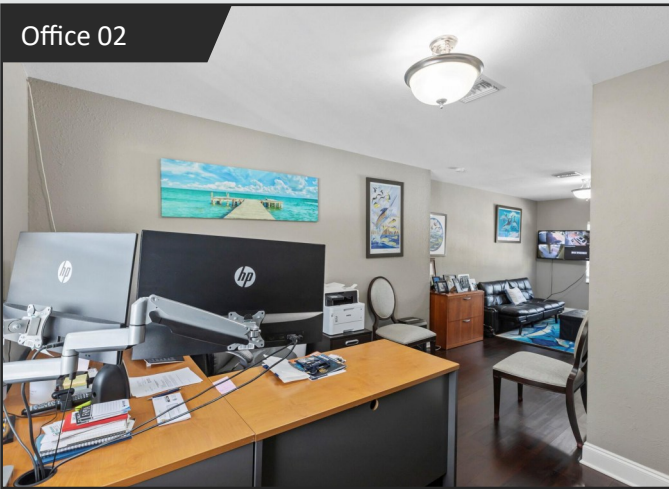
Office 02 (2nd Floor)



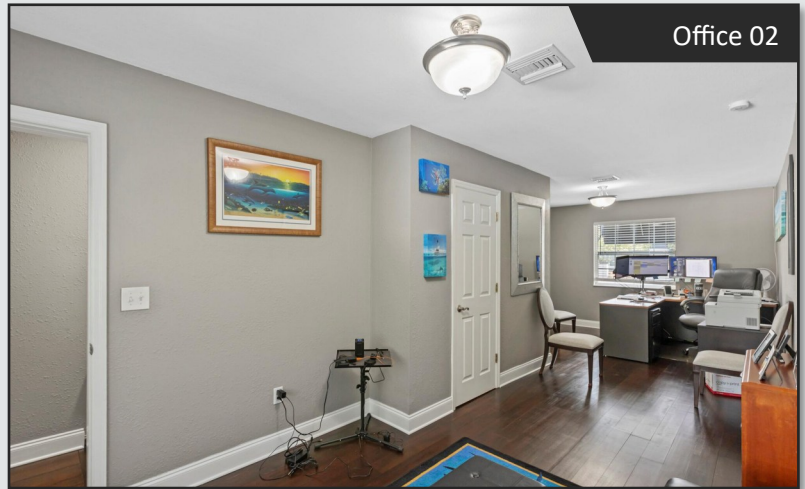
Office 02



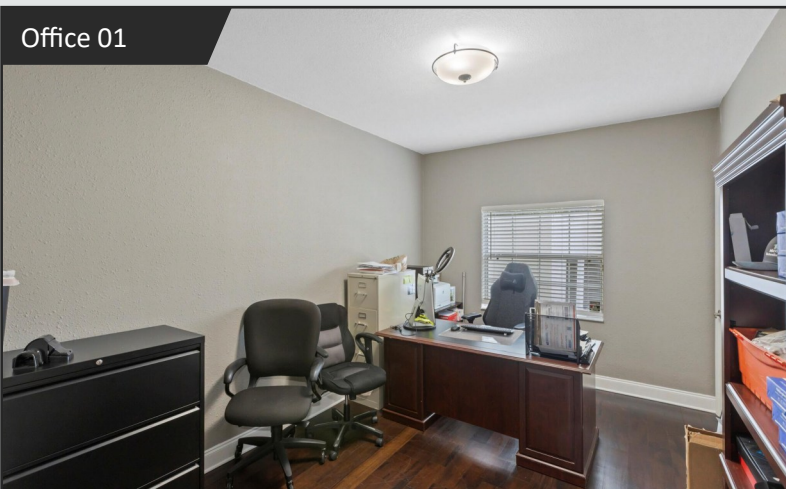
Office 02



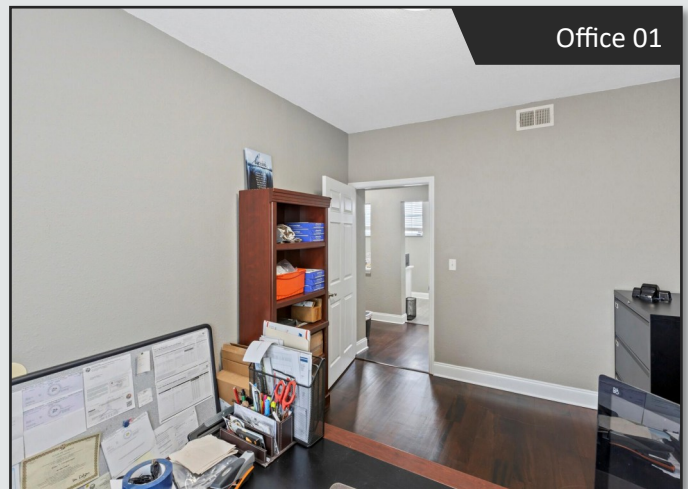
Office 02



Office 01



Office 01



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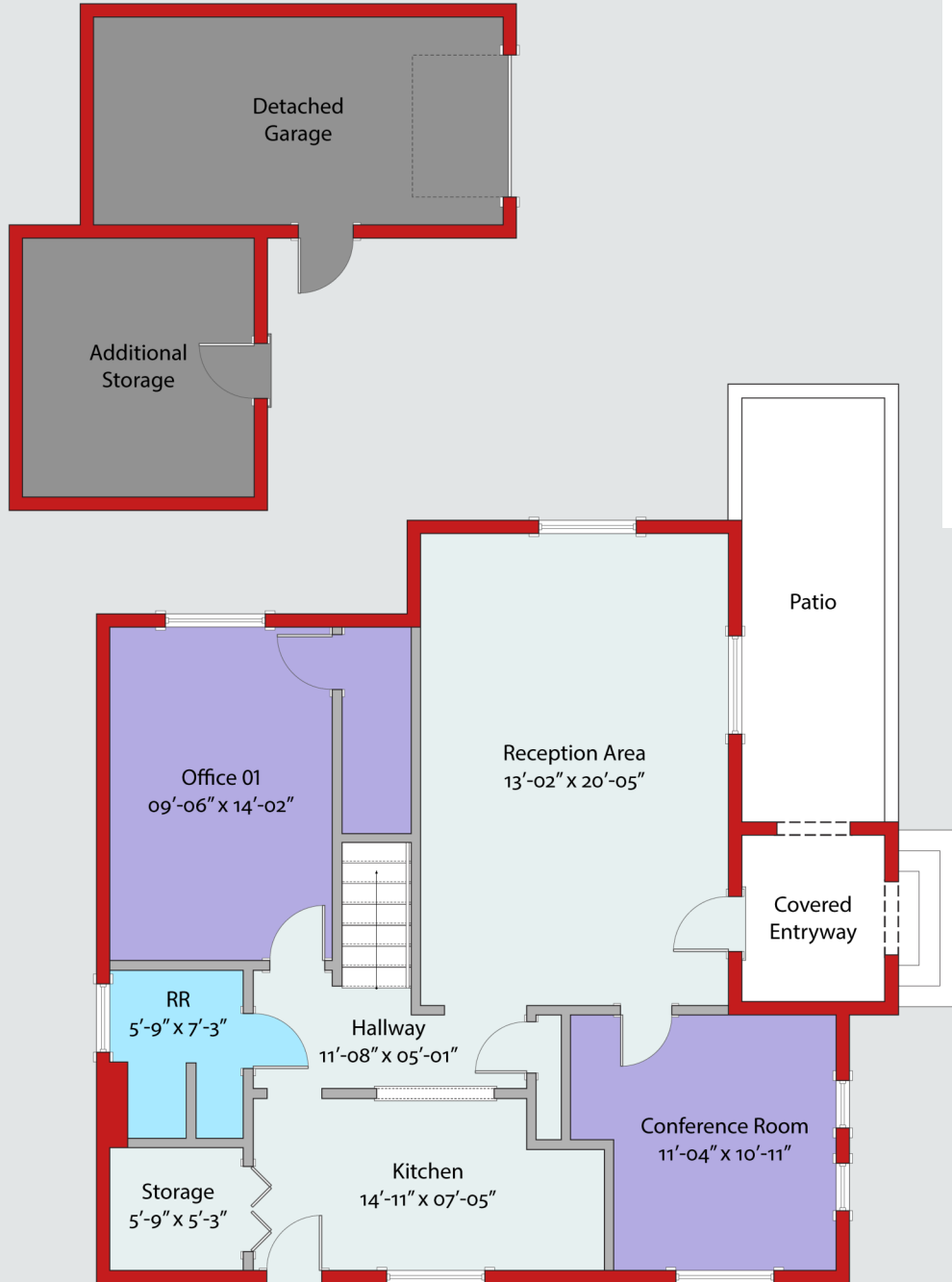
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## FLOOR PLAN NOT TO SCALE

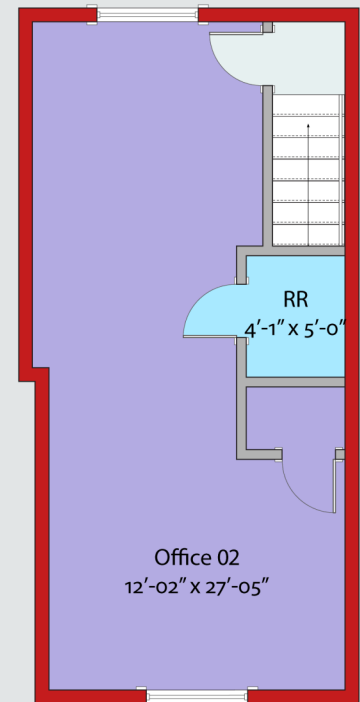
Illustrated for marketing purposes only. Layout and furnishes may vary.  
All dimensions depicted are approximate. Subject to continued revisions.



Floor 1

## PROPERTY FEATURES

- 2 Private offices
- Conference room / additional office
- Large seating area that can be repurposed as a reception area
- Full kitchen
- 2 Restrooms, including one with a shower
- Detached garage (adjacent garages not included)
- Additional storage unit
- Outdoor seating area



Floor 2

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