

Downtown Office / Residential Building

822 Menendez Ct, Orlando, FL 32801

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker

Reduced!



Sale Price: \$575,000
Lease Rate: Undisclosed

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 for sale or lease. *(Lease rate available upon request)*
- 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

2024 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	17,658	112,801	320,494
Average HH Income	\$115,312	\$114,498	\$102,040
Median HH Income	\$71,657	\$73,459	\$65,820

CONTACT FOR MORE INFORMATION

Vincent Pellicane

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Vincent@palkiper.com

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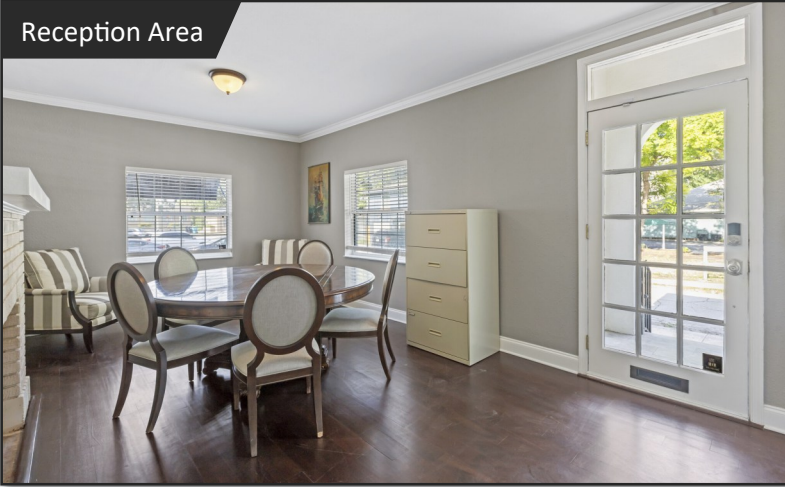
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Reception Area



Reception Area



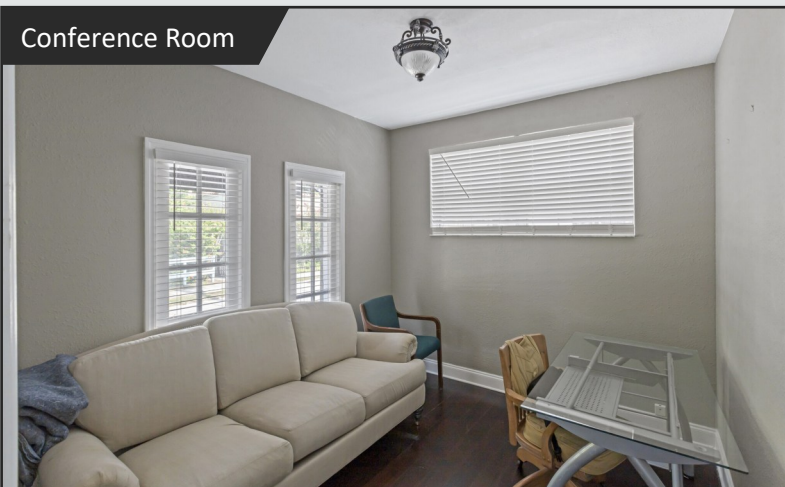
Full Kitchen



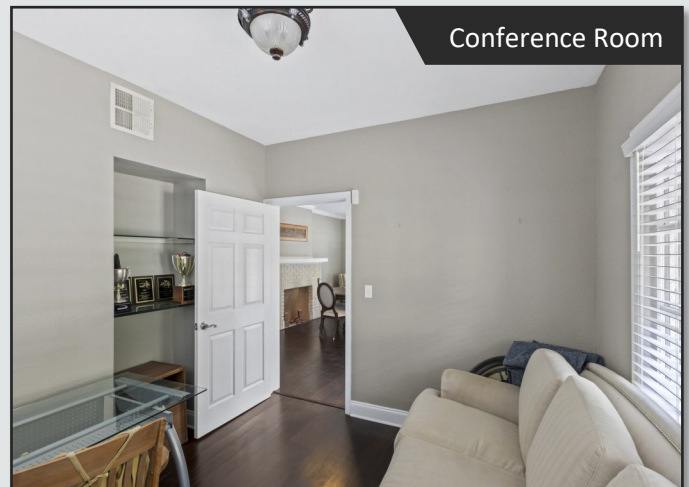
Full Kitchen



Conference Room



Conference Room



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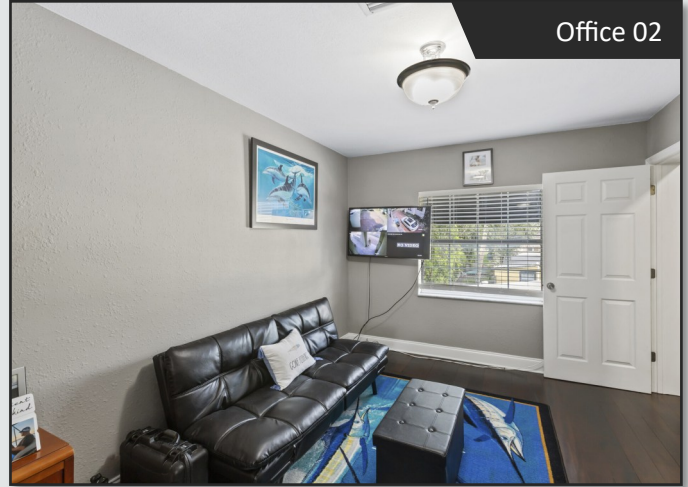
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Office 02 (2nd Floor)



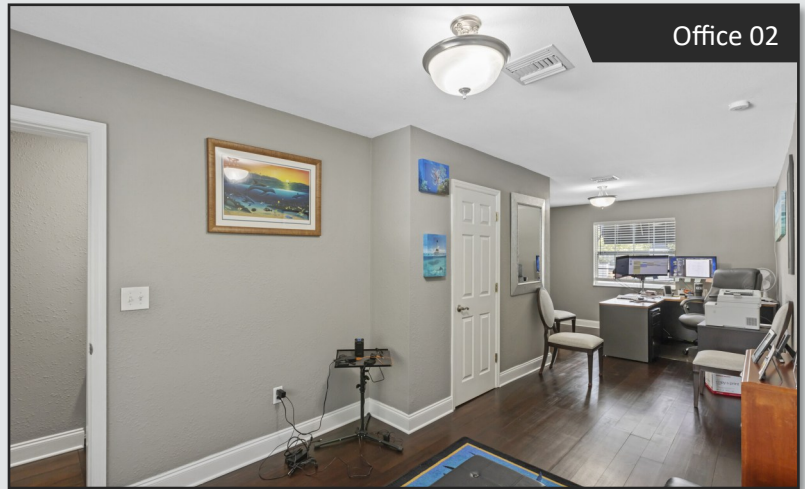
Office 02



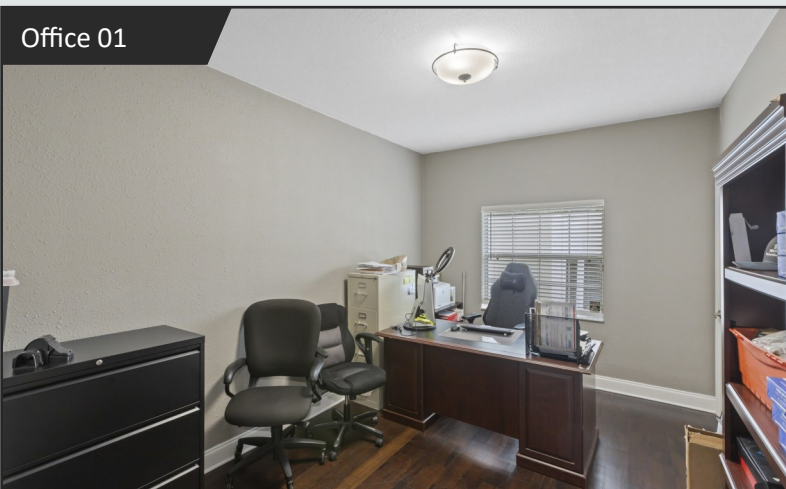
Office 02



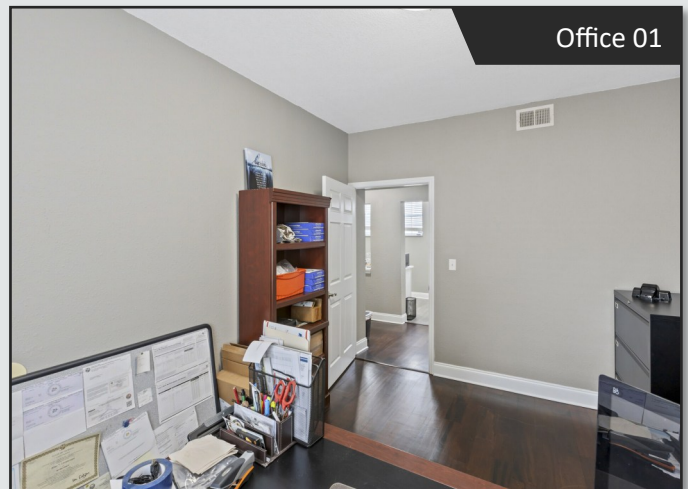
Office 02



Office 01



Office 01



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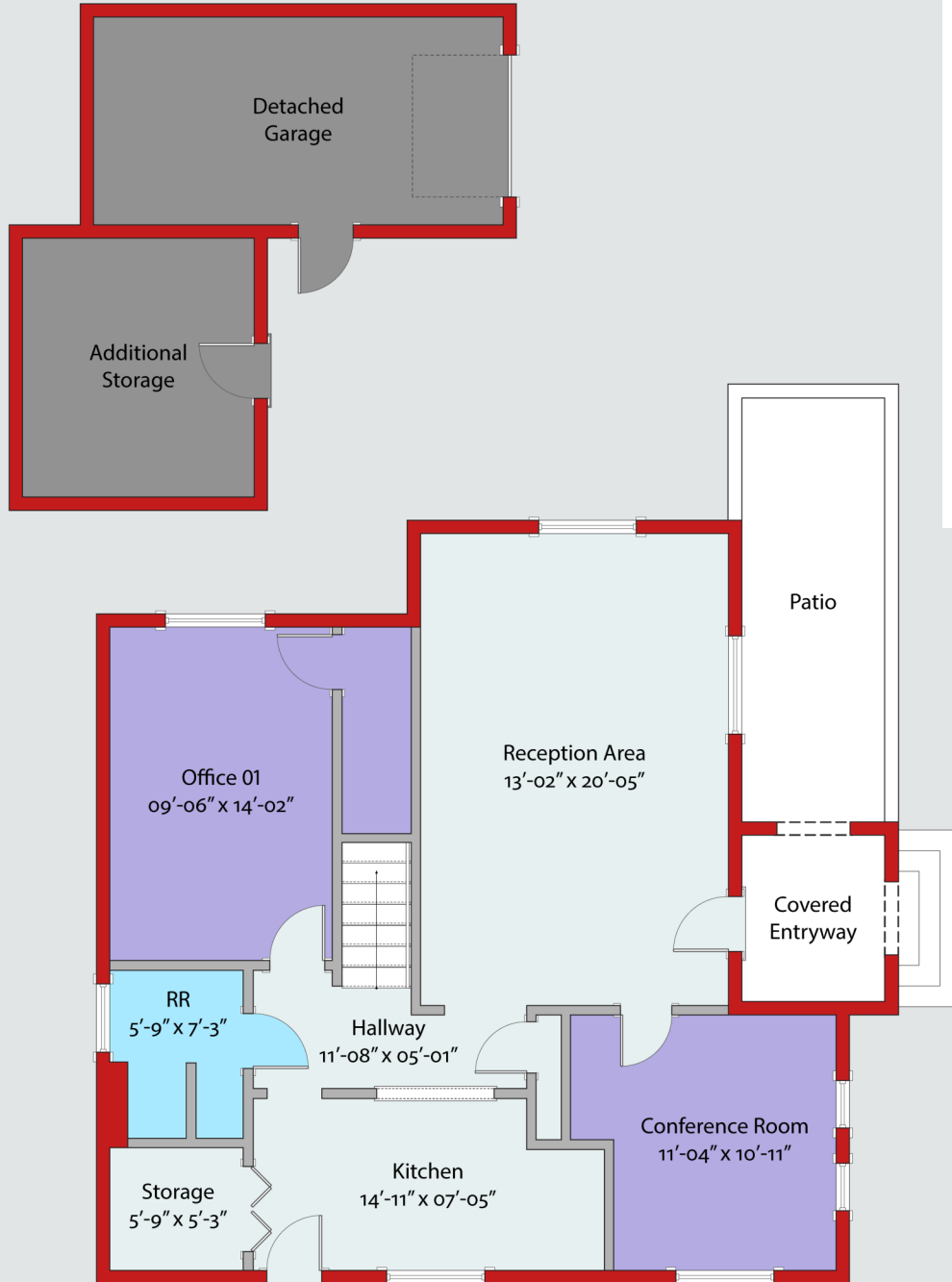
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FLOOR PLAN NOT TO SCALE

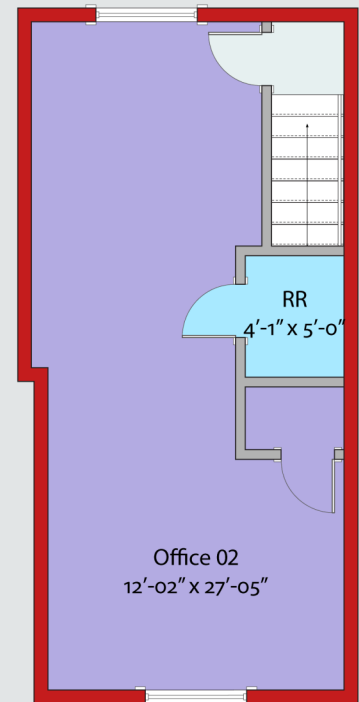
Illustrated for marketing purposes only. Layout and furnishes may vary.
All dimensions depicted are approximate. Subject to continued revisions.



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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