



NNN Commercial Investment Opportunity Downtown Orlando

20 S ORANGE AVE ORLANDO, FL 32801

FOR SALE \$4,890,000

[Click to View Aerial
Marketing Video](#)

PROPERTY FEATURES

- 100% Occupied NNN Commercial Investment Opportunity in Downtown Orlando
- NOI: ~\$339,000+ Per Year
- CAP Rate: ~6.94%
- ~7,821 RSF - Commercial Restaurant & Retail Uses
- Prime Location in the core of Downtown Orlando w/ Direct Frontage on Orange Ave

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ENGEL & VÖLKERS®

Exceptional NNN Commercial Investment Opportunity in the Heart of Downtown Orlando.
Discover a rare chance to acquire a high-performing NNN investment positioned in one of Orlando's most dynamic urban corridors. This ±7,821 RSF commercial building delivers stable income, strong tenancy, and unmatched visibility in the core of Downtown Orlando. Featuring a solid ~6.94% CAP Rate and a dependable ~\$339,000+ NOI, this asset is anchored by three established tenants. Positioned prominently on Orange Ave, the property benefits from exceptional exposure, heavy pedestrian activity, and proximity to major downtown employers, entertainment venues, and transit options. This is an ideal, low-maintenance investment for buyers seeking strong returns in a premier urban market.



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