



For sale

515 N. Fern Creek Avenue

Free-standing office for sale

 **JLL** SEE A BRIGHTER WAY

515 N Fern Creek Ave



Free-standing office for sale



Two adjacent parcels also available



Offered at \$550,000



Located on North Fern Creek Ave near East Amelia Street and just east of downtown Orlando

515 North Fern Creek Avenue:

\$550,000 | 1,028 SF (\$535/SF) | (0.17 acres)

Zoned O-1/T, Office

Free-standing office

Ample parking behind building

Excellent visibility on Ferncreek



The Property



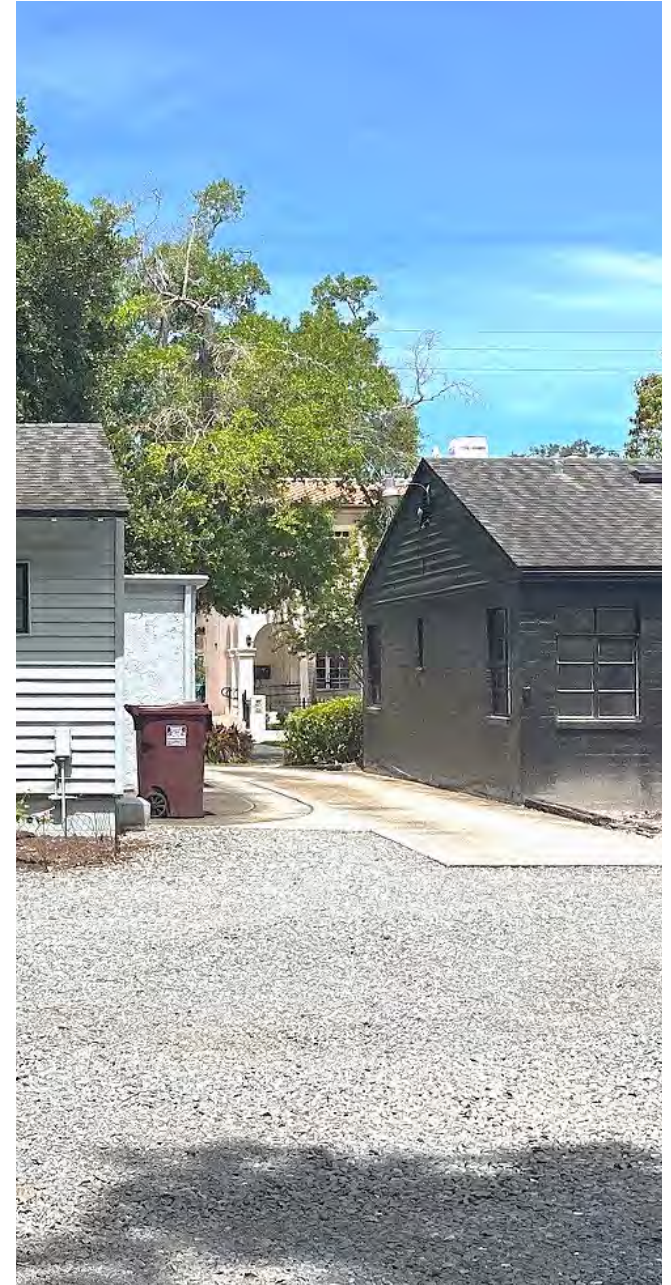
Located just to the east of Downtown Orlando’s Central Business District, 515 North Fern Creek Avenue office property offers a rare opportunity to own freestanding office properties, with significant parking, this close to Orlando’s Central Business District. Properties are available together as a portfolio sale, or available separately.

The location also offers a tremendous boost to these assets as there are amenities within a very close proximity to the site that include the Downtown YMCA, Starbucks, Publix, and the Colonial Plaza shopping Center, to name a few.

Access is achieved via several well-known Downtown Orlando arterials like Colonial Drive, Mills Avenue, Robinson Street, and Bumby Avenue, to name a few. These assets provide very easy access to the core of Downtown Orlando.

Address	515 North Fern Creek Avenue
Building Size	1,076± Total SF 1,028± Net SF
Land Size	7,613± Square Feet (0.17 acres)
Year Built	1951
Zoning	O-1/T, Office (City of Orlando)
Parking	Approx. 6 total parking spaces dedicated to this building via a shared parking area with the 511 North Fern Creek Avenue building.
Notes:	Excellent visibility on Ferncreek. Ample parking behind building. Free-standing office


515 N Fern Creek Ave photos




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