



# For Sale

1601 E. Amelia Street

515 N. Fern Creek Avenue

511 N. Fern Creek Avenue

**Three-building portfolio for sale**

1601 E Amelia St | 511 N Fern Creek Ave | 515 N Fern Creek Ave



All 3 parcels together offered at \$3,275,000



Three-building portfolio for sale



Parcels available together or separately



The properties are located at the northeast corner of East Amelia Street and North Fern Creek Ave just east of downtown Orlando

### 1601 East Amelia Street:

\$2,150,000 | 4,394 SF (\$489/SF) | (0.40 acres)

Waiting room/reception, 10 private offices, storage, break room, rest rooms, small conference/huddle area, large conference room, and 8 workstations

### 511 North Fern Creek Avenue:

\$575,000 | 1,276 SF (\$450/SF) | (0.17 acres)

Free-standing. Tenant currently in place through 3/31/2027

### 515 North Fern Creek Avenue:

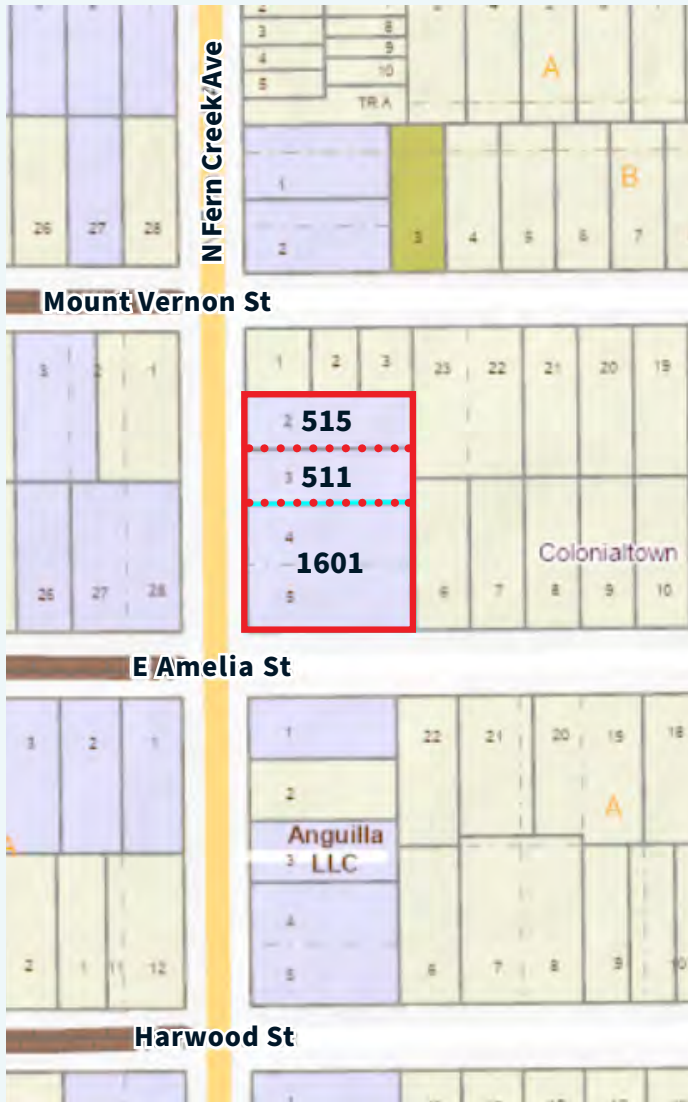
\$550,000 | 1,028 SF (\$535/SF) | (0.17 acres)

Free-standing office. Ample parking behind building.



1601 E Amelia St | 511 N Fern Creek Ave | 515 N Fern Creek Ave

# The Properties



<b>Address</b>	<b>1601 East Amelia Street</b>
<b>Building Size</b>	4,610± Total SF   4,394± Net SF
<b>Land Size</b>	17,625± SF (0.40 acres)
<b>Year Built</b>	1994
<b>Zoning</b>	O-1/T, Office (City of Orlando)
<b>Parking</b>	Approx. 20 total parking spaces, plus on-street parking on E Amelia Street
<b>Notes:</b>	Prime corner location just east of the Downtown Orlando YMCA, this building offers a tremendous opportunity for an owner/user looking to occupy either all, or a portion, of this building. Completely remodeled interior and exterior. New electrical throughout. New A/C units. New concrete tile roof.

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

<b>Address</b>	<b>511 North Fern Creek Avenue</b>
<b>Building Size</b>	1,300± Total SF   1,276± Net SF
<b>Land Size</b>	7,613± Square Feet (0.17 acres)
<b>Year Built</b>	1951
<b>Zoning</b>	O-1/T, Office (City of Orlando)
<b>Parking</b>	Approx. 6 total parking spaces dedicated to this building via a shared parking area with the 515 North Fern Creek Avenue building.
<b>Notes:</b>	Excellent visibility on Ferncreek. Ample parking behind building. Entire building re-plumbed. Tenant currently in place through 3/31/2027

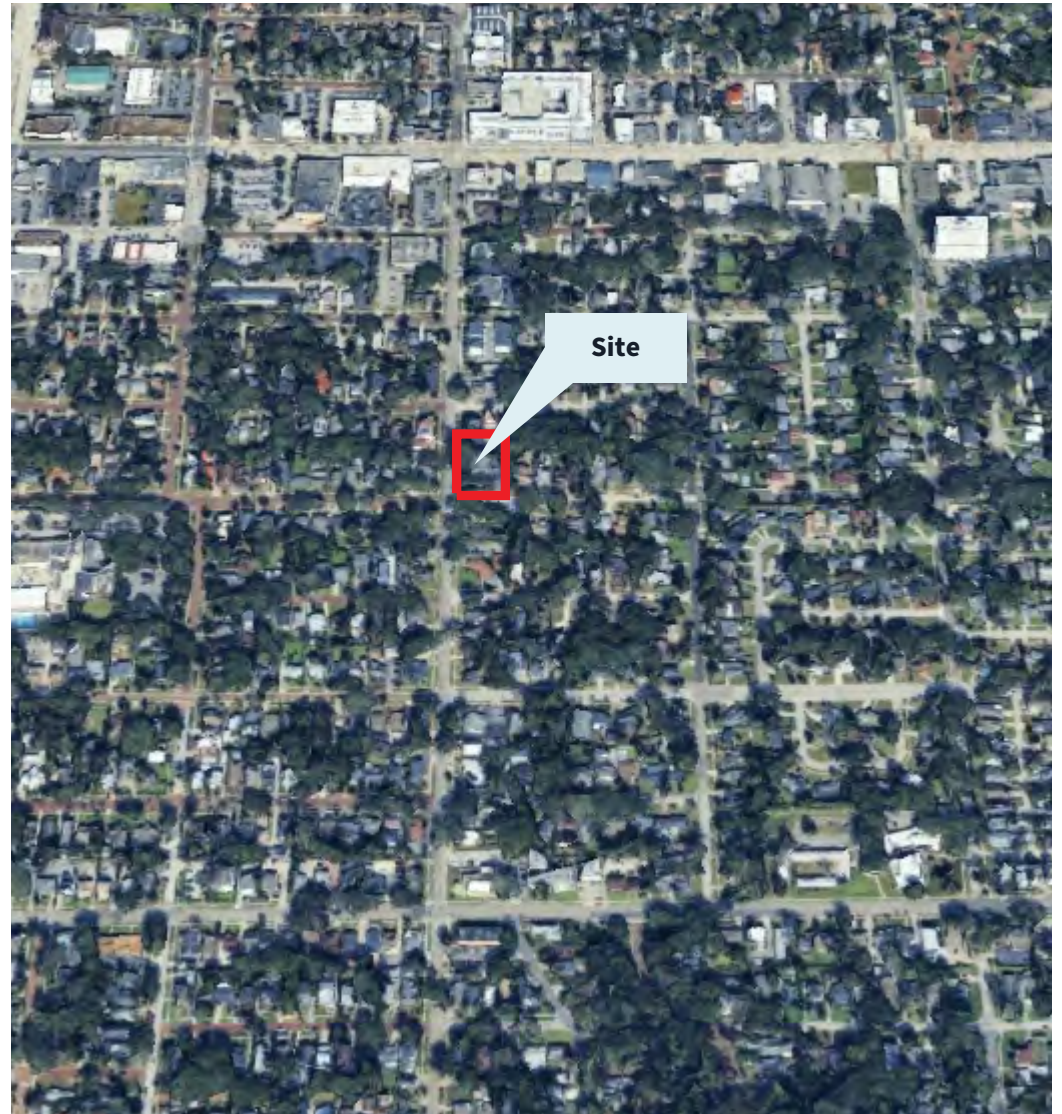
1601 E Amelia St | 511 N Fern Creek Ave | 515 N Fern Creek Ave

## The Properties

This three-building portfolio located just to the east of Downtown Orlando's Central Business District (or core), the 1601 East Amelia Street, 511 North Fern Creek Avenue, and 515 North Fern Creek Avenue office properties offer 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.

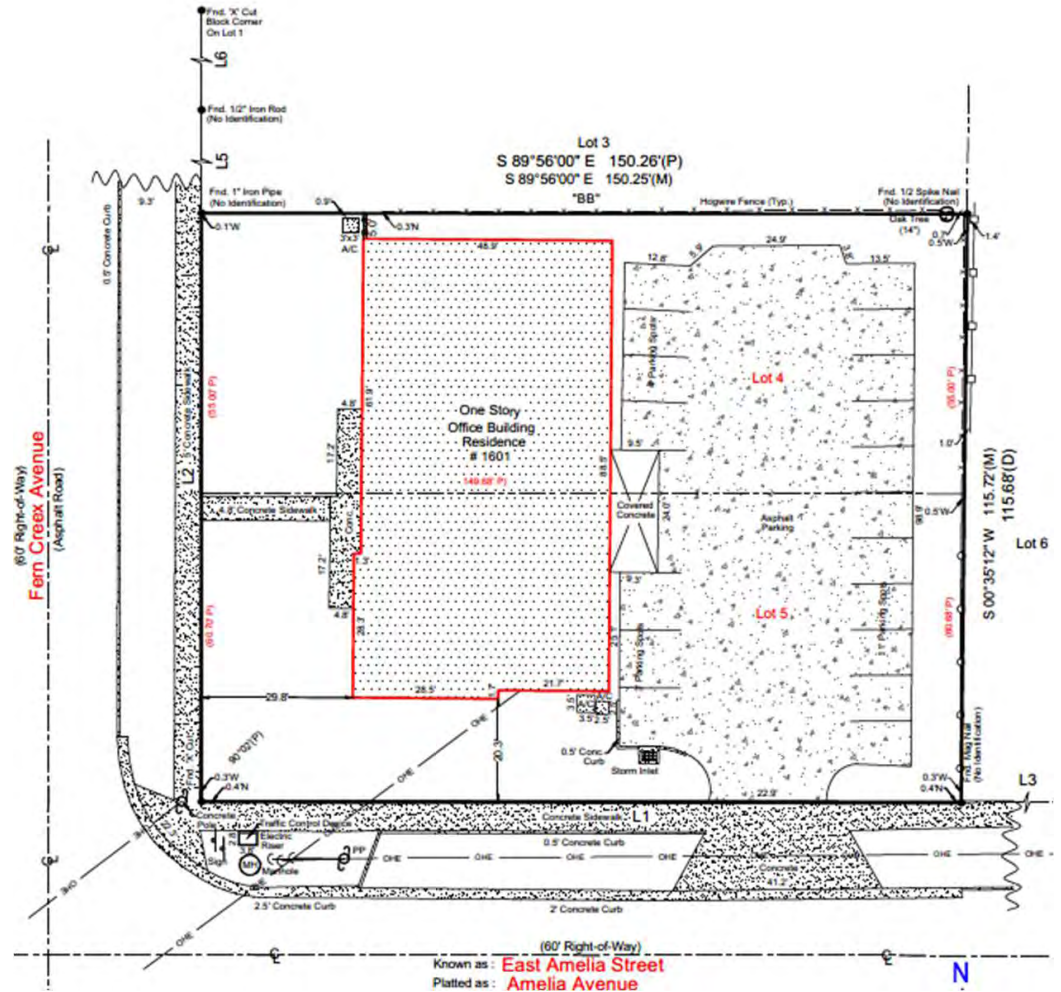
Access is achieved via several well-known Downtown Orlando arterials like Colonial Drive, Mills Avenue, Robinson Street, and Bumby Avenue, to name a few. These assets provide very easy access to the core of Downtown Orlando.



1601 E Amelia St

# Survey 1601 E Amelia Street

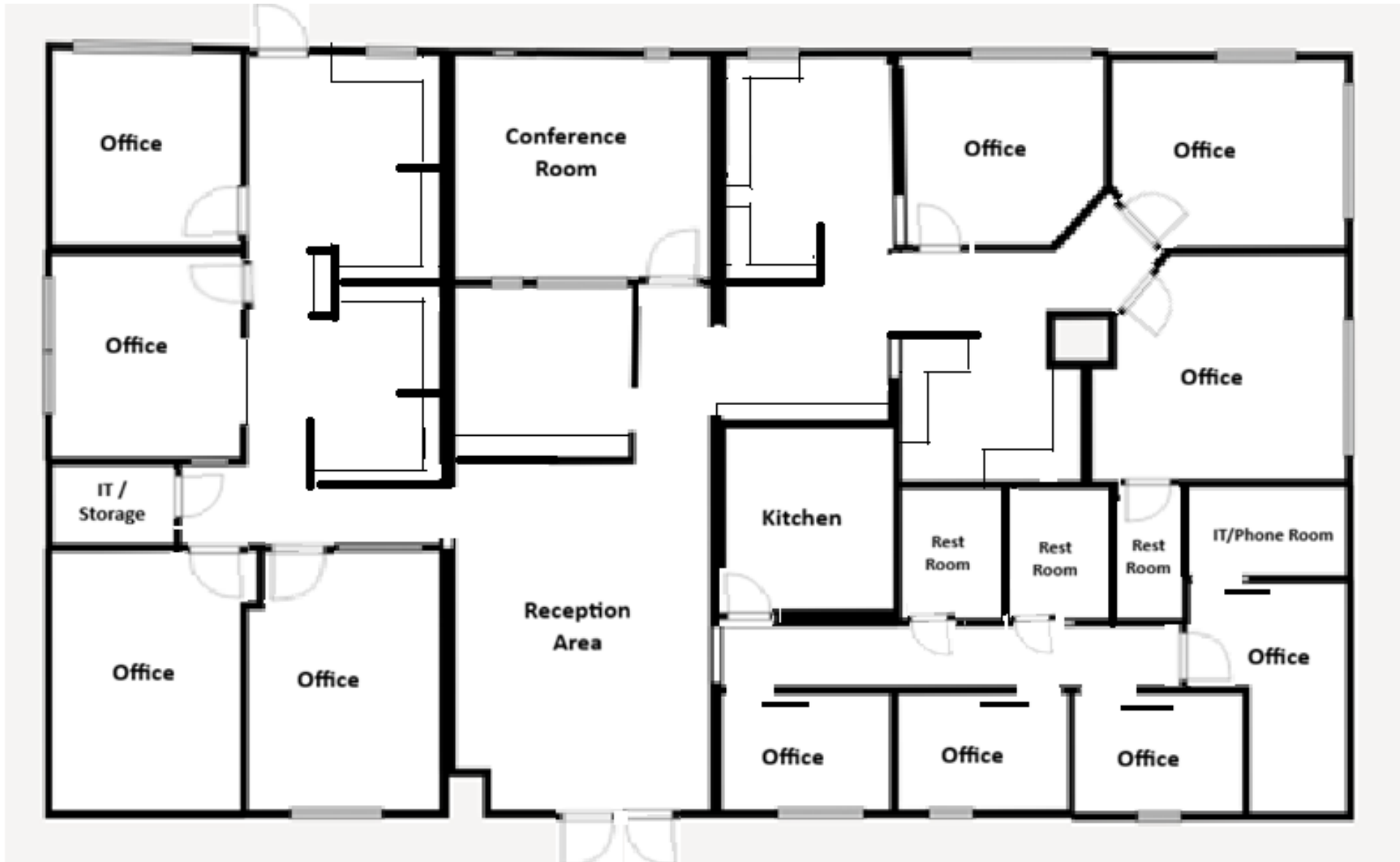
The site at 1601 East Amelia Street is rectangular with 150 + feet along the north side of East Amelia Street and 115 + feet along the east side of North Fern Creek Avenue. The land encompasses 17,250 square feet or 0.40 acres.



1601 E Amelia Street

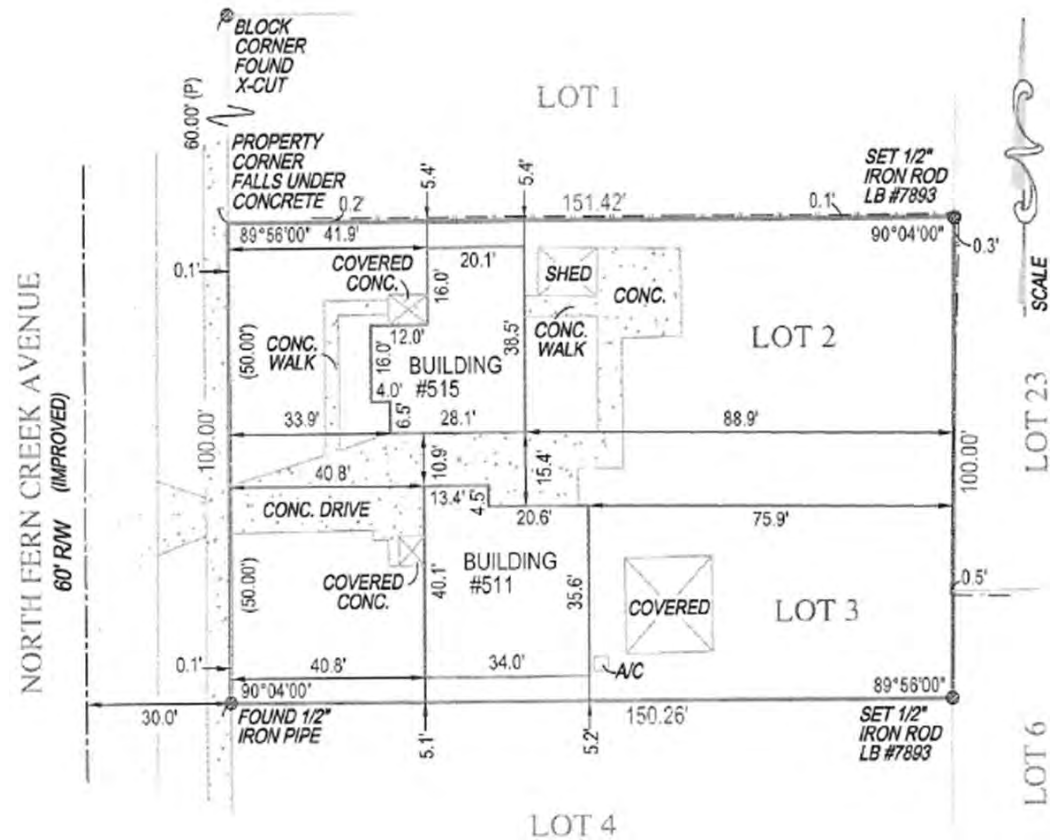
# Floorplan

[CLICK FOR A VIRTUAL TOUR OF 1601 EAST AMELIA STREET](#)

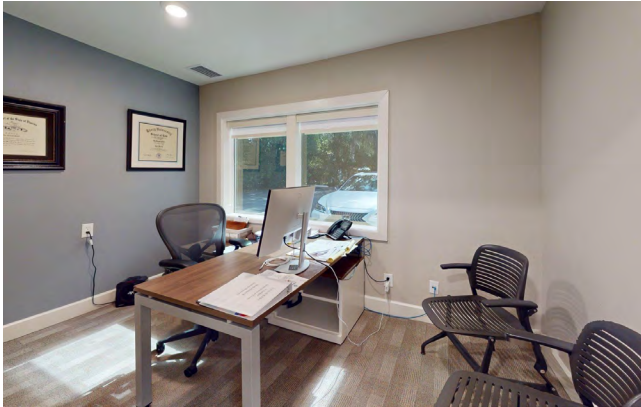
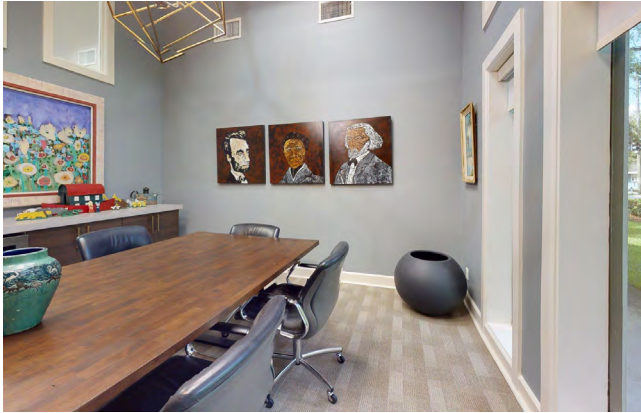


# Survey 511 & 515 N Fern Creek

The sites at 511 and 515 North Fern Creek Avenue each have 50+ feet frontage along the east side of North Fern Creek Avenue and a depth of 150+ feet. Each site encompasses 7,500 square feet for a total land area of 15,000 square feet or 0.34 acres.



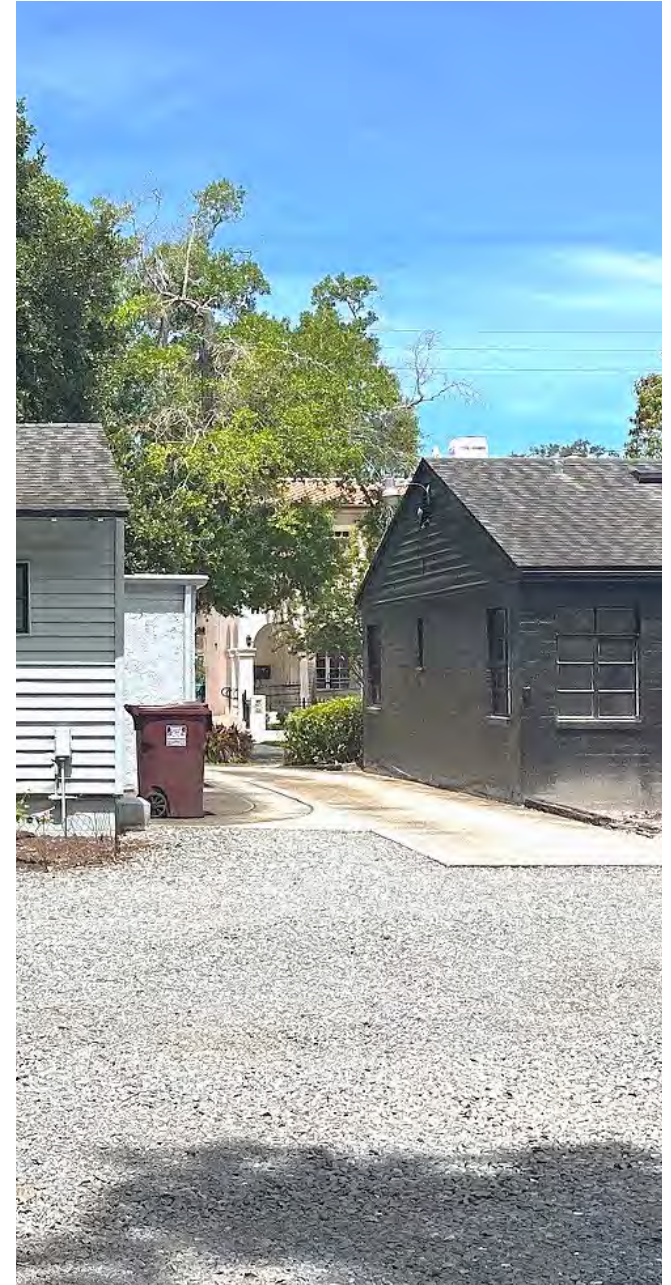
1601 E Amelia St photos



511 N Fern Creek Ave photos




515 N Fern Creek Ave photos




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