

For Sale

M Bar Properties

48,283 SF



2000, 2008, 2010 N. Orange Avenue

Orlando, Florida 32804

Property Highlights

- Perfect for a medical/professional user
- In the heart of "Health Village" by AdventHealth and Orlando Health facilities
- The assemblage includes 3 separate buildings with direct frontage on Orange Avenue
- Buildings can be purchased separately or in a bulk sale
- The property includes the unique MBAR Restaurant/Event Center; keep as entertainment or renovate to Corporate use/meeting/training facility
- Can be combined with other adjacent properties to make a major presence especially if in the medical field or any complementary use
- Zoning: MU-2/T/ SP Mixed Use District City Traditional Specially Planned Overlay District FAR - 1.0; Building Height allowed up to 100 feet

OFFERING SUMMARY

Sale Price	Contact Broker
Lot Size	1.12 Acres
Building Size	48,283 SF



Sale Price: Contact Broker

For more information

Paul P. Partyka, CCIM, MICP, CIPS

O: 407 341 0805

ppartyka@realvest.com



01.07.21

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

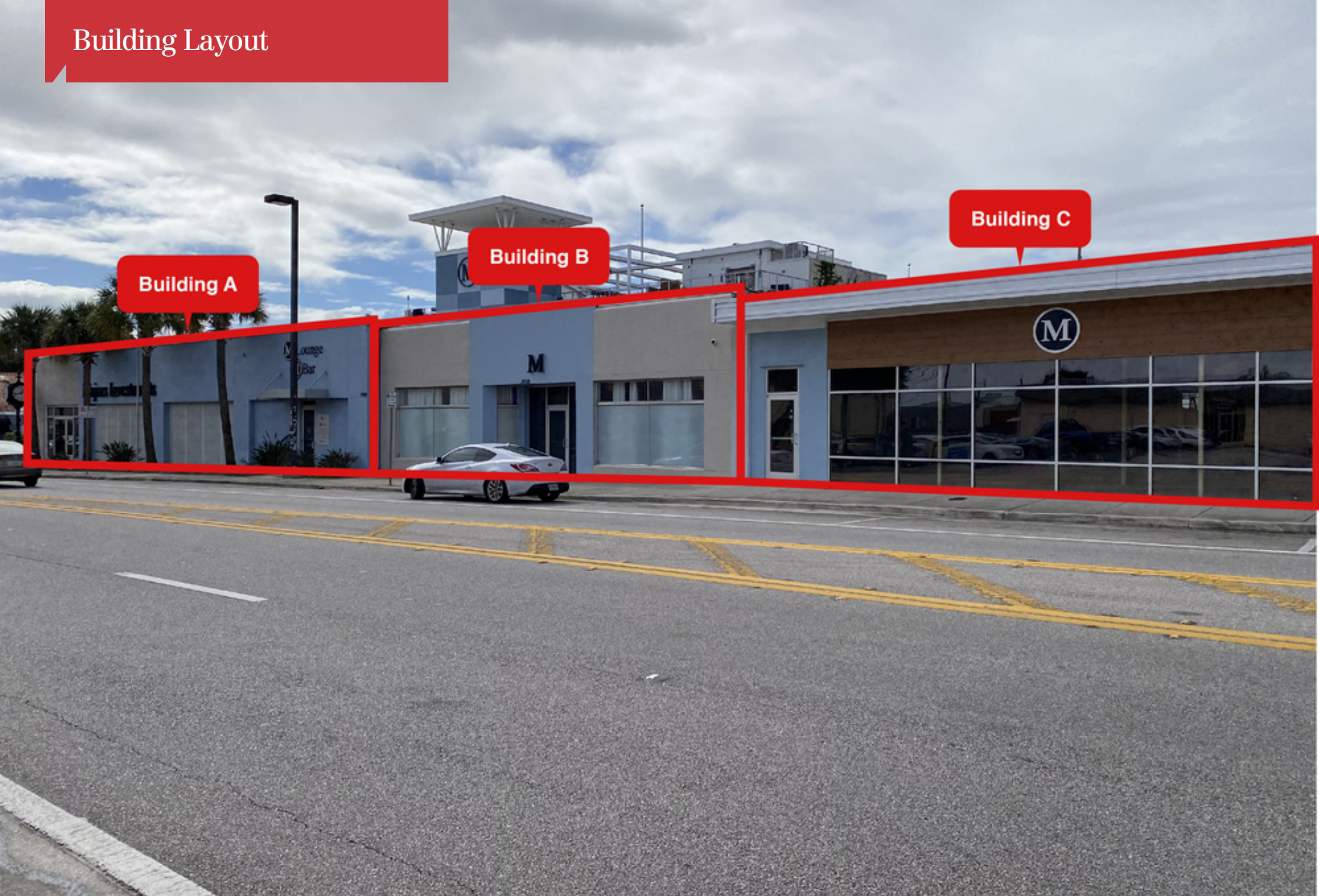
1800 Pembroke Drive, Suite 350

Orlando, FL 32810

407 875 9989 tel

nairealvest.com

Building Layout



Building & Parcel Layout

Harvard St

Harvard St

Harvard St

Harvard St

(527)

Building C

Building B

Building A

N Orange Ave



E Yale St

E Yale St

E Yale St

E Yale St

(527)

Google

Map data ©2021



ADDRESS	LAND SIZE	BLDG. NET	BLDG. GROSS
2000 N. Orange Ave	.57 AC	28,846 SF	35,734 SF
2008 N. Orange Ave	.35 AC	6,587 SF	6,631 SF
2010 N. Orange Ave	.20 AC	5,430 SF	5,920 SF

Also for Sale

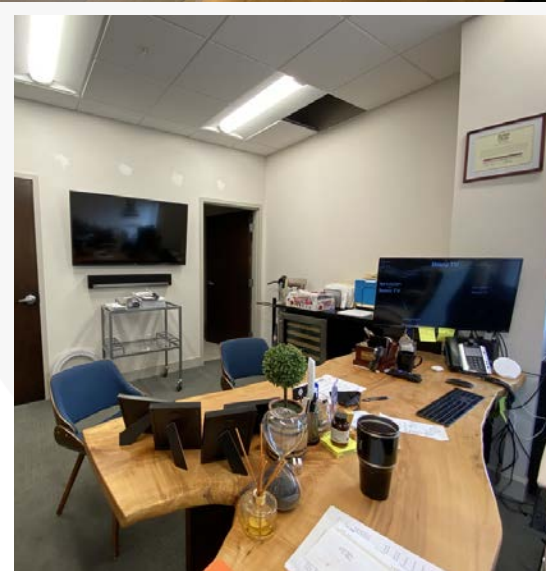
Google

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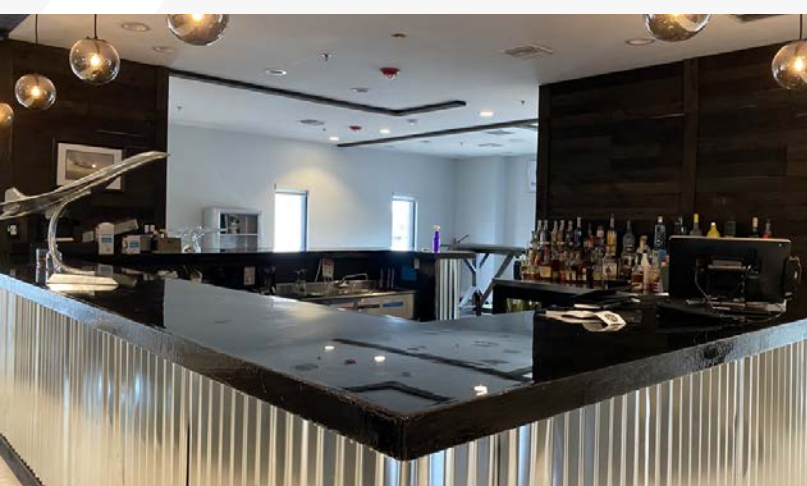
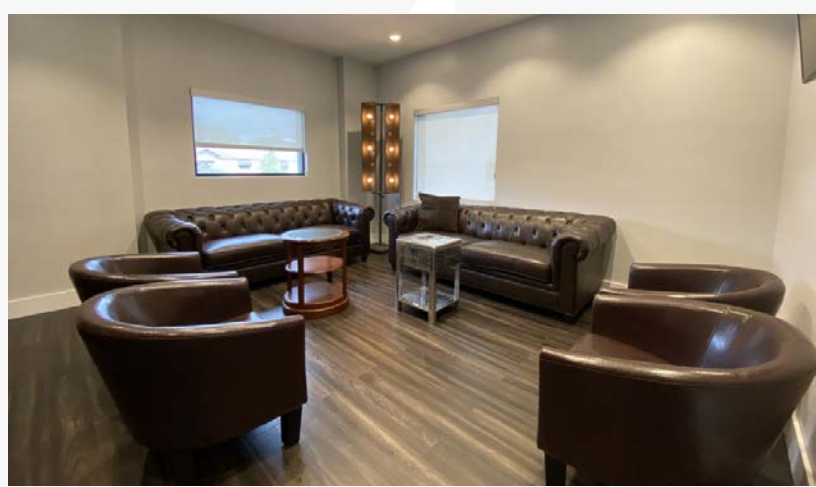
Building A - 1st Floor



Building A - 2nd Floor Offices



Building A - 2nd Floor Event Space



Building A - Rooftop



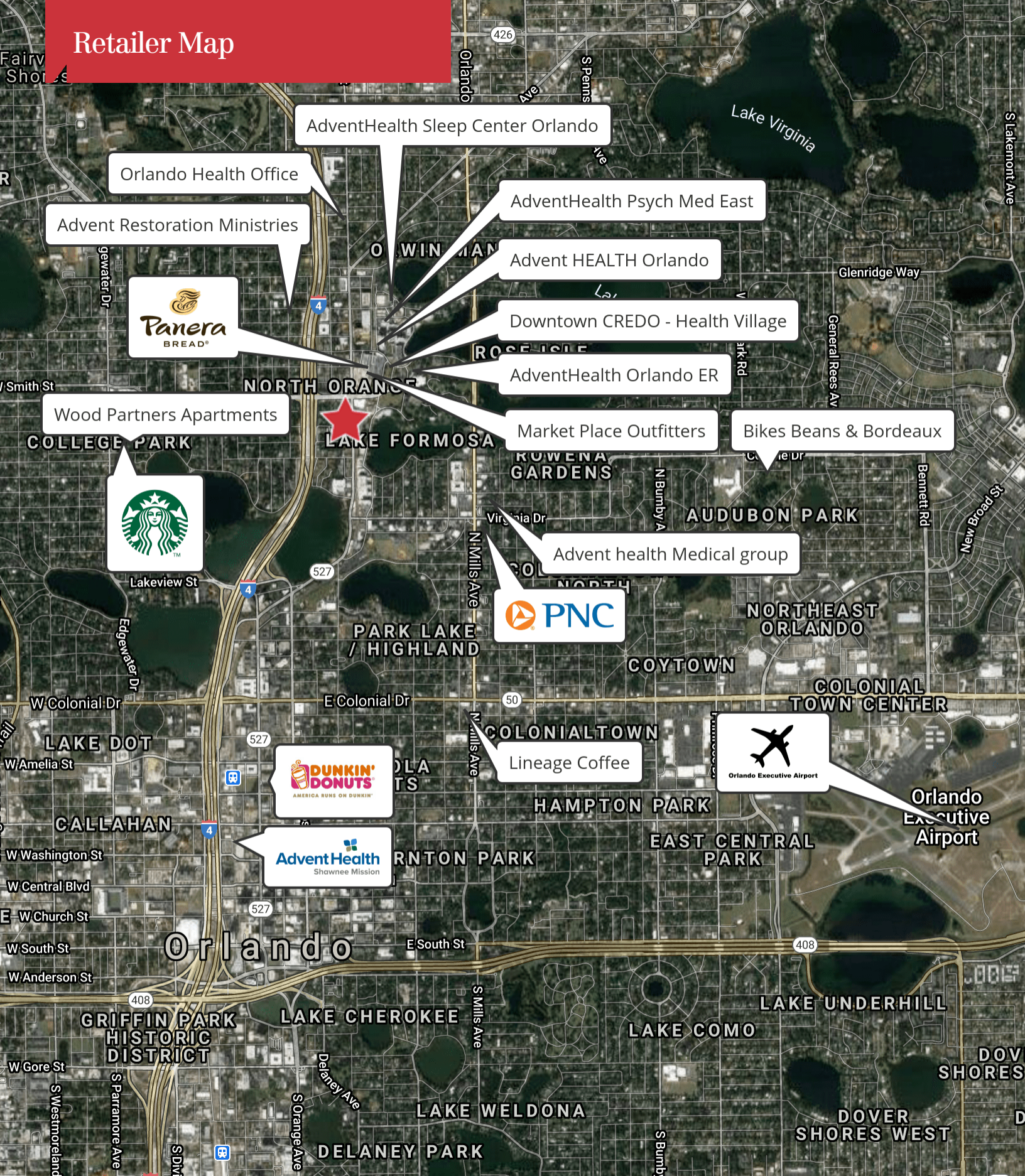
Building B



Building C



Retailer Map

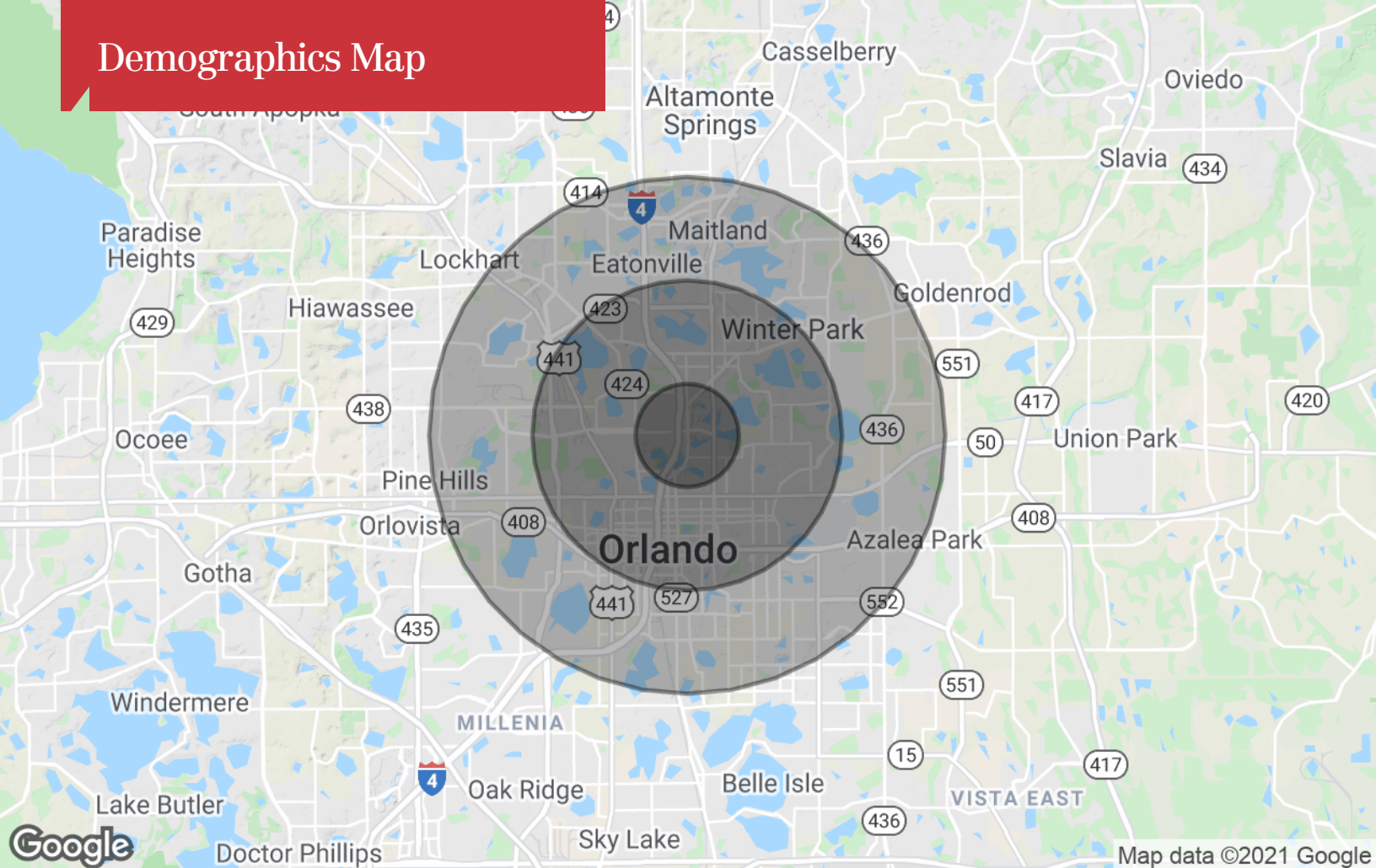


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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,157	82,628	235,700
MEDIAN AGE	34.4	37.7	37.0
MEDIAN AGE (MALE)	34.1	36.8	35.4
MEDIAN AGE (FEMALE)	35.0	38.9	38.7

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,842	37,848	99,187
# OF PERSONS PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$86,020	\$77,052	\$72,492
AVERAGE HOUSE VALUE	\$367,260	\$379,127	\$345,525

* Demographic data derived from 2010 US Census