




For sale

511 N. Fern Creek Avenue

Investment or owner-user opportunity

 **JLL** SEE A BRIGHTER WAY

511 N Fern Creek Ave



Free-standing office for sale



Two adjacent parcels also available



Offered at \$575,000



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

511 North Fern Creek Avenue:

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

Zoned O-1/T, Office

Entire building re-plumbed

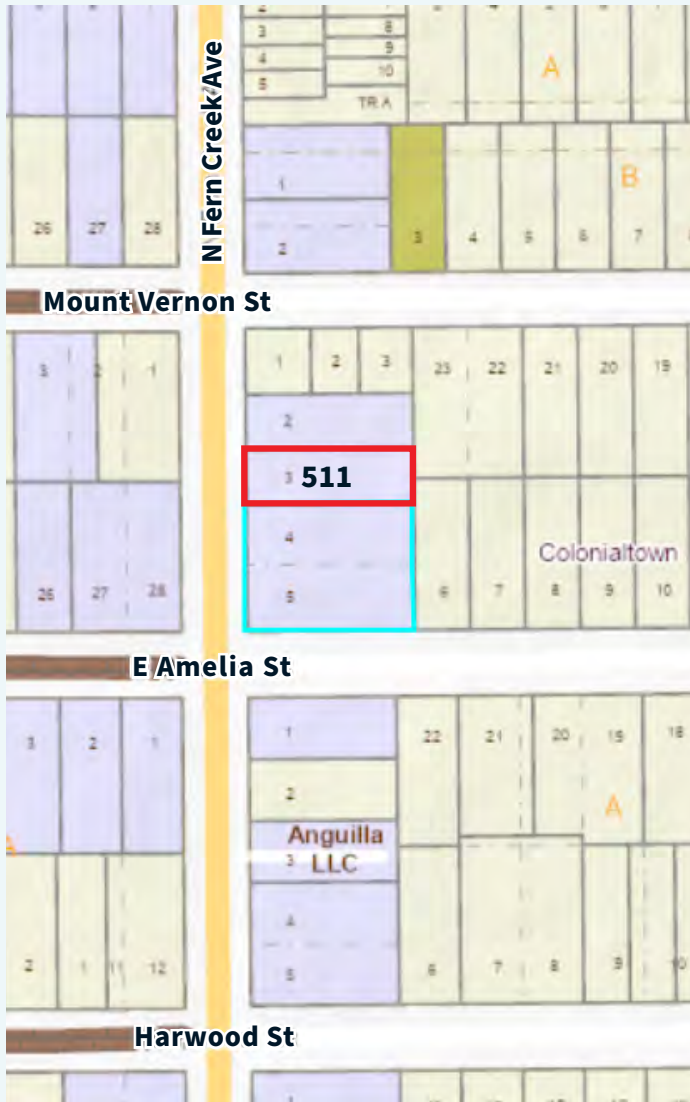
Tenant currently in place through 3/31/2027

Ample parking behind building

Excellent visibility on Ferncreek



The Property



Located just to the east of Downtown Orlando’s Central Business District, 511 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.

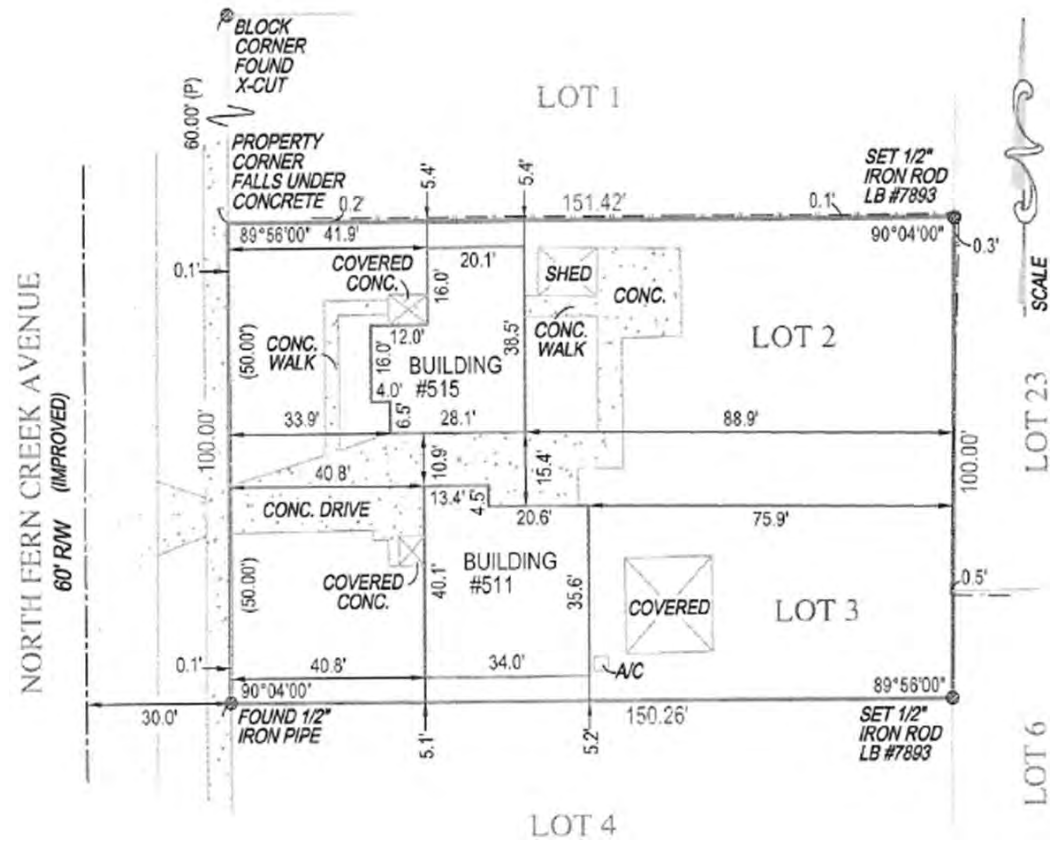
Access is achieved via several well-known Downtown Orlando arterials like Colonial Drive, Mills Avenue, Robinson Street, and Bumby Avenue, to name a few. These assets provide very easy access to the core of Downtown Orlando.

Address	511 North Fern Creek Avenue
Building Size	1,300± Total SF 1,276± 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 515 North Fern Creek Avenue building.
Notes:	Excellent visibility on Ferncreek. Ample parking behind building. Entire building re-plumbed. Tenant currently in place through 3/31/2027

511 N Fern Creek Ave

Survey

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.




511 N Fern Creek Ave photos




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