

WINTER GARDEN REAL ESTATE & PROPERTY MANAGEMENT

Commercial Sales & Investment Services



5639 HANSEL AVENUE

Edgewood / Orlando, Florida 32809

OFFERED AT \$2,800,000

A Rare, Approved Two-Building Development Opportunity in the Heart of Central Florida

Presented Exclusively By

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The Opportunity

5639 Hansel Avenue is a beautifully renovated, Colonial-style office building set on just over an acre in one of Central Florida's most accessible commercial corridors, minutes from Downtown Orlando, Orlando International Airport, and the region's tourism core. The property has been comprehensively upgraded throughout and now comes to market with something rarely available in this location: a city-approved lot split that clears the way for a second commercial building on the same site.

Whether the goal is a distinguished headquarters with room to expand, a portfolio addition for an investor, or a ground-up development play, this offering is built to accommodate all three.

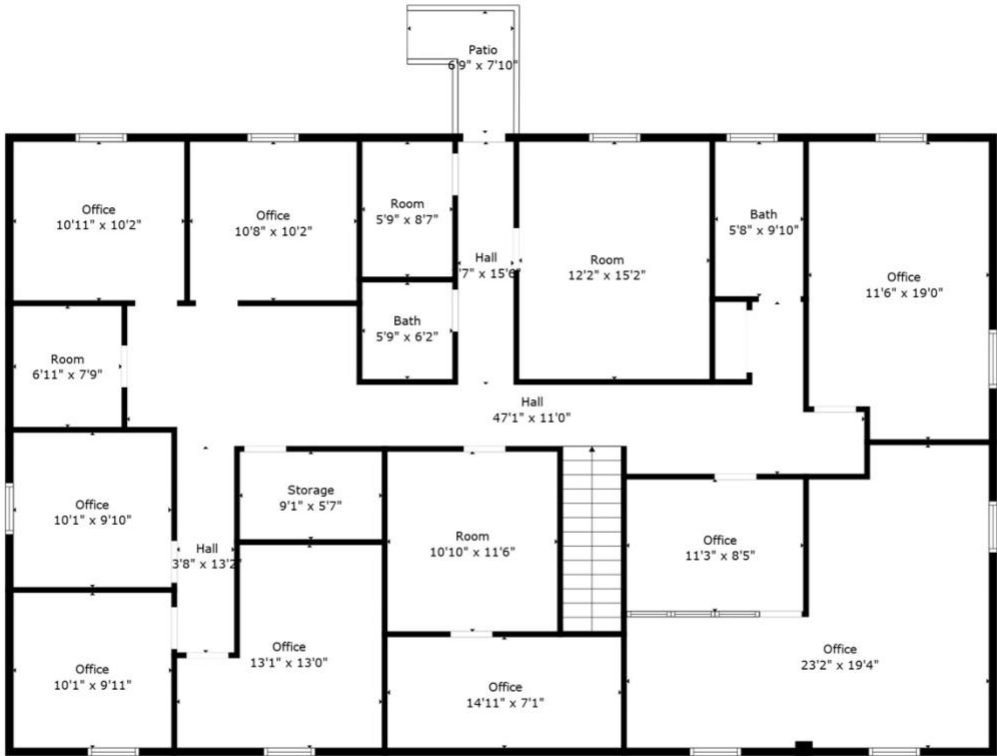
Property Snapshot

Address	5639 Hansel Avenue, Orlando, FL 32809 (City of Edgewood)
Price	\$2,800,000
Building Size	5,282 SF heated / total, two stories
Lot Size	1.03 acres (44,815 SF)
Year Built / Renovated	1987, fully renovated throughout
Zoning	ECD, Edgewood Central District
Parking (existing building)	29 dedicated spaces, gated access
Construction	Brick exterior, shingle roof, slab foundation
Utilities	Public water, private septic with public sewer available
Annual Taxes	\$17,300.08 (2024)
Legal	Lots 5, 6 and 7, W.M. Hansel Second Replat, Plat Book L, Page 74, and a portion of Harney Homestead, Plat Book C, Page 53, Orange County, Florida

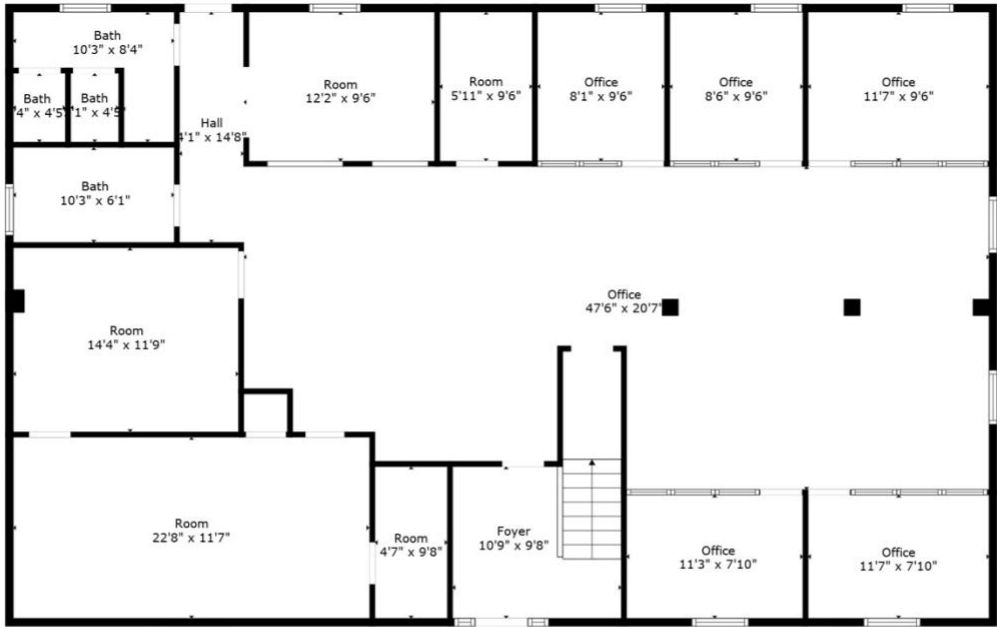
Building Highlights

- Recently renovated first and second floors offering flexible, move-in-ready office space
- Five new HVAC units and handlers, new roof, gutters, and updated electrical systems
- Private, individual offices, open-concept desk booths and two kitchenettes
- Large conference room and additional collaborative workspace on the upper level
- Secured, gated access with 29 dedicated parking spaces and a bonus storage unit
- Timeless Colonial-style architecture with a red brick facade, columned entryway and dormer windows

Floorplan: 5,282 SF heated / total, two stories



Floor 2



Floor 1

The Expansion Opportunity: Two Ways to Own

The City of Edgewood has approved a split of the 5639 Hansel Avenue parcel, creating a separate, buildable lot to the rear of the existing office building. Preliminary conceptual plans have already been prepared by DRMP, Inc., civil engineers, showing a new commercial building supported by 26 dedicated parking spaces and a stormwater pond. This groundwork gives a buyer a genuine head start on a second income-producing asset on the same site or future development for growth.

The seller is offering the property in two ways:

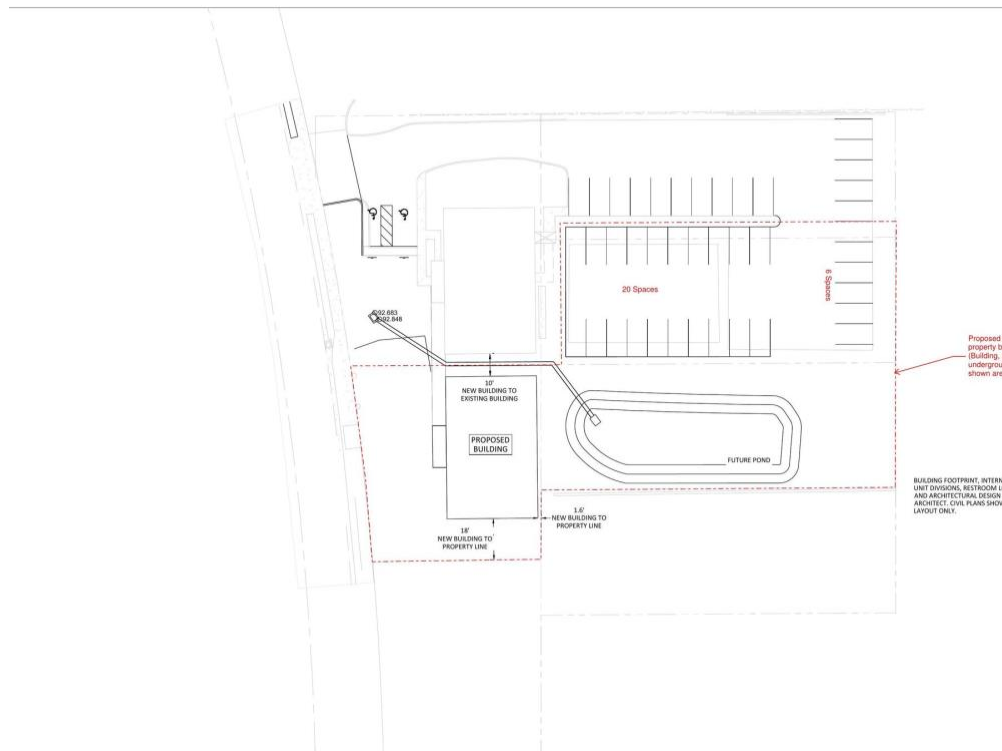
Option A, the Full Assemblage — \$2,800,000

Purchase the existing office building together with the newly split lot. This delivers full control of the site to a single owner, who can lease, sell or develop the second parcel independently, using the concept plans already in hand as a starting point.

Option B, the Building Only — Price to be confirmed

Purchase only the renovated office building and its immediate lot. The seller would retain the new parcel to construct the second building independently. This option suits a buyer focused purely on occupying or investing in the existing building. Pricing for this configuration has not yet been finalized; please contact the listing broker for current terms.

Concept Site Plan, New Building and Parking



Concept plans prepared by DRMP, Inc., dated June 2026. Building footprint, unit divisions and architectural design to be finalized by others. Shown for illustrative purposes only, not for construction.

Zoning Flexibility: Edgewood Central District

The property is zoned ECD, Edgewood Central District, a mixed-use designation created to encourage a vibrant blend of employment, retail and service uses along the SR 527 corridor. This zoning supports a wide range of business types, giving an owner-user or investor considerable flexibility for the existing building and the future second building alike.

A sample of uses permitted by right under the ECD zoning includes:

- Professional offices: real estate, legal, accounting, architecture, engineering and financial services
- Medical and health care: medical offices and clinics, diagnostic imaging, physical therapy
- Banking and finance: commercial banks, credit unions and mortgage brokers
- Restaurants and cafes, including full-service dining and coffee shops
- Retail, personal services, salons and a broad range of neighborhood-serving businesses
- Hotels with structured or shared parking, and multi-dwelling residential as part of a mixed-use plan

A complete use table is available from the City of Edgewood Code of Ordinances and will be provided to interested buyers upon request.

Location

Positioned on Hansel Avenue just off Hoffner Avenue, the property offers immediate access to Orange Avenue, the Central Business District, and I-4, placing tenants and clients within a short drive of Downtown Orlando, Orlando International Airport, and the region's major tourist corridor. The surrounding area continues to redevelop under the City of Edgewood's central district plan, supporting long-term value for owners in this corridor.



Original Site Plan, 1986

For reference, the original approved site plan for the existing building is shown below.

