



37 Hill Ave

37 Hill Ave, Orlando, FL 32801



Maria Blanchard

Olde Town Brokers

23 S Osceola Ave, Orlando, FL 32801

mariablanchard@oldetownbrokers.com

(407) 467-0900



37 Hill Ave

\$1,299,000

Positioned on a prominent corner lot in the heart of Thornton Park, one of Downtown Orlando's most vibrant and walkable districts, 37 Hill Avenue presents a rare mixed-use investment opportunity with exceptional flexibility and upside potential. The property consists of four individually condoed units, all being offered together, creating a unique opportunity for investors, owner-operators, or those seeking to capitalize on Thornton Park's strong demand for both residential and commercial space. Located just steps from Lake Eola, renowned dining, boutique retail, and the city's premier nightlife corridor, the property benefits from outstanding visibility, accessibility, and long-term appreciation potential in one of Orlando's most...

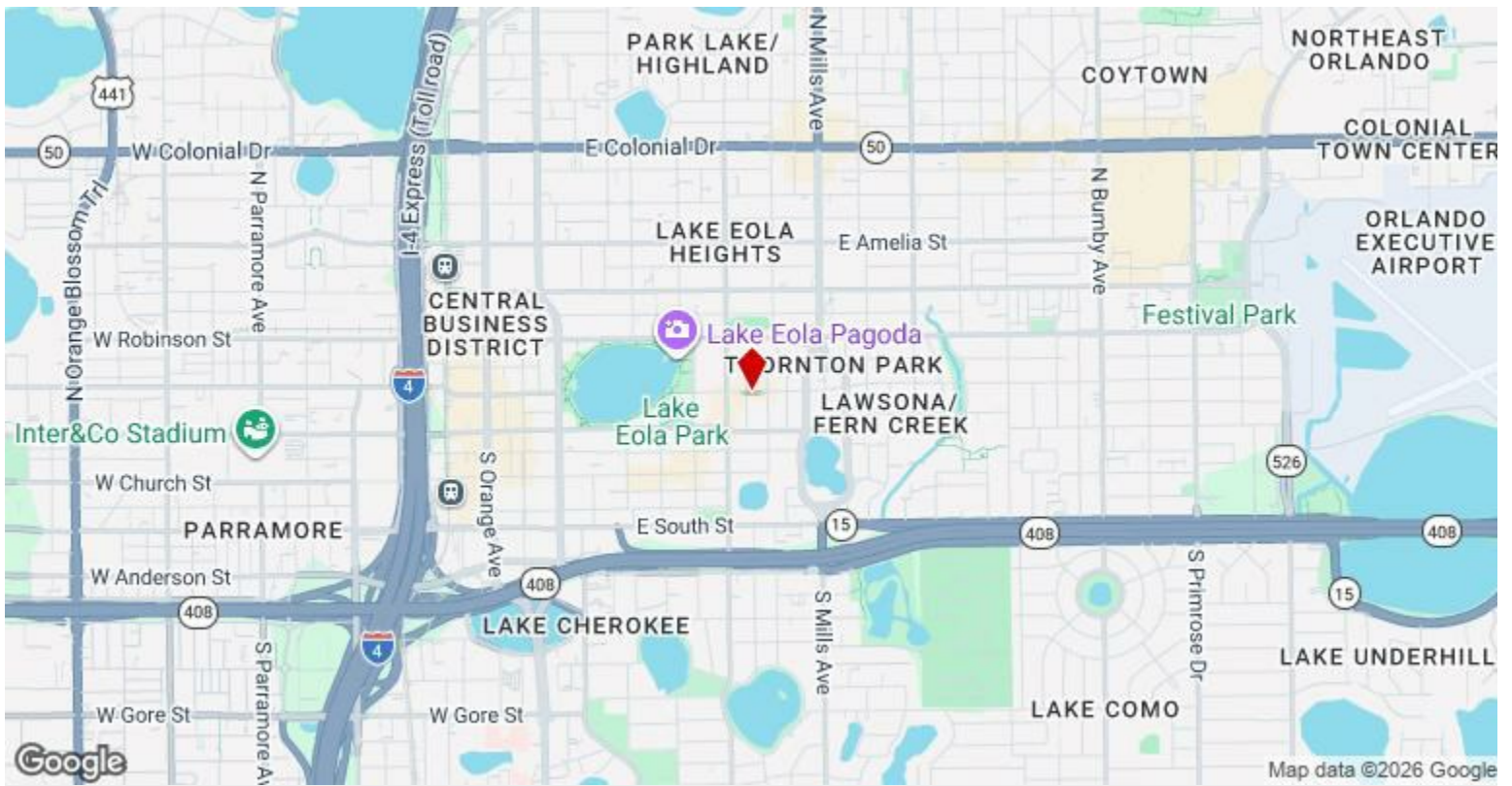
- Located in the heart of Thornton Park Main Street District, Lake Eola Park down the street, easy access to I-4 and 408, Corner Lot,
- Four Units, Office Condo's
- 100% Occupied

For more information visit:

<https://www.loopnet.com/Listing/37-Hill-Ave-Orlando-FL/39712251/>



Price:	\$1,299,000
Property Type:	Flex
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	4.61%
Lot Size:	0.11 AC
Gross Building Area:	2,166 SF
Rentable Building Area:	2,166 SF
No. Stories:	2
Year Built:	1926
Tenancy:	Multi
Zoning Description:	MJ



37 Hill Ave, Orlando, FL 32801