

**FOR  
SALE**

## **SOUTH ORLANDO COMMERCIAL BUILDING**

5515 S Orange Ave, Orlando, FL 32809

**PRICE  
REDUCED**



### **ABOUT THE PROPERTY**

**SIZE** .30± acres

**PRICE** NOW: \$649,000 (was \$699,000)  
***Seller open to a short-term lease.***

**ZONING** ECD: Light Commercial

**FLU** Commercial

**UTILITIES** Water, sewer, electric

**ROAD  
FRONTAGE** 70'± on S Orange Ave

**PARCEL ID** 29-23-24-7332-00-050

### **DESCRIPTION**

#### **Great location with pre-existing improvements!**

Just 5 miles south of Downtown Orlando with 70 feet of frontage on Orange Ave. Property includes an existing 5,814 SF building. Approximately .30 acre with a great deal of potential for commercial use.

Just minutes to Orlando International Airport, SR 528 and theme park areas!

***Call for a showing today!***

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

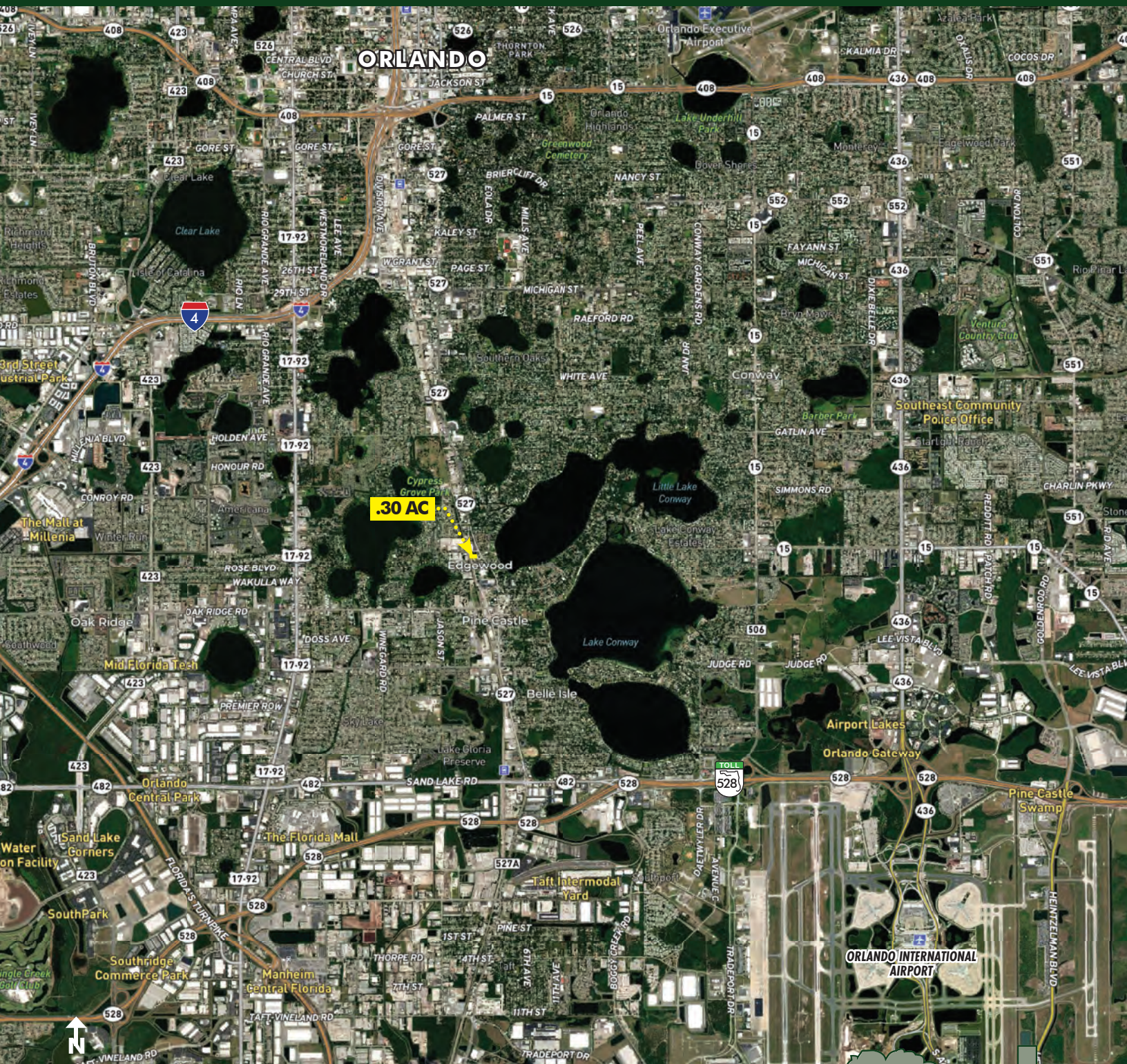




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**REGIONAL MAP**

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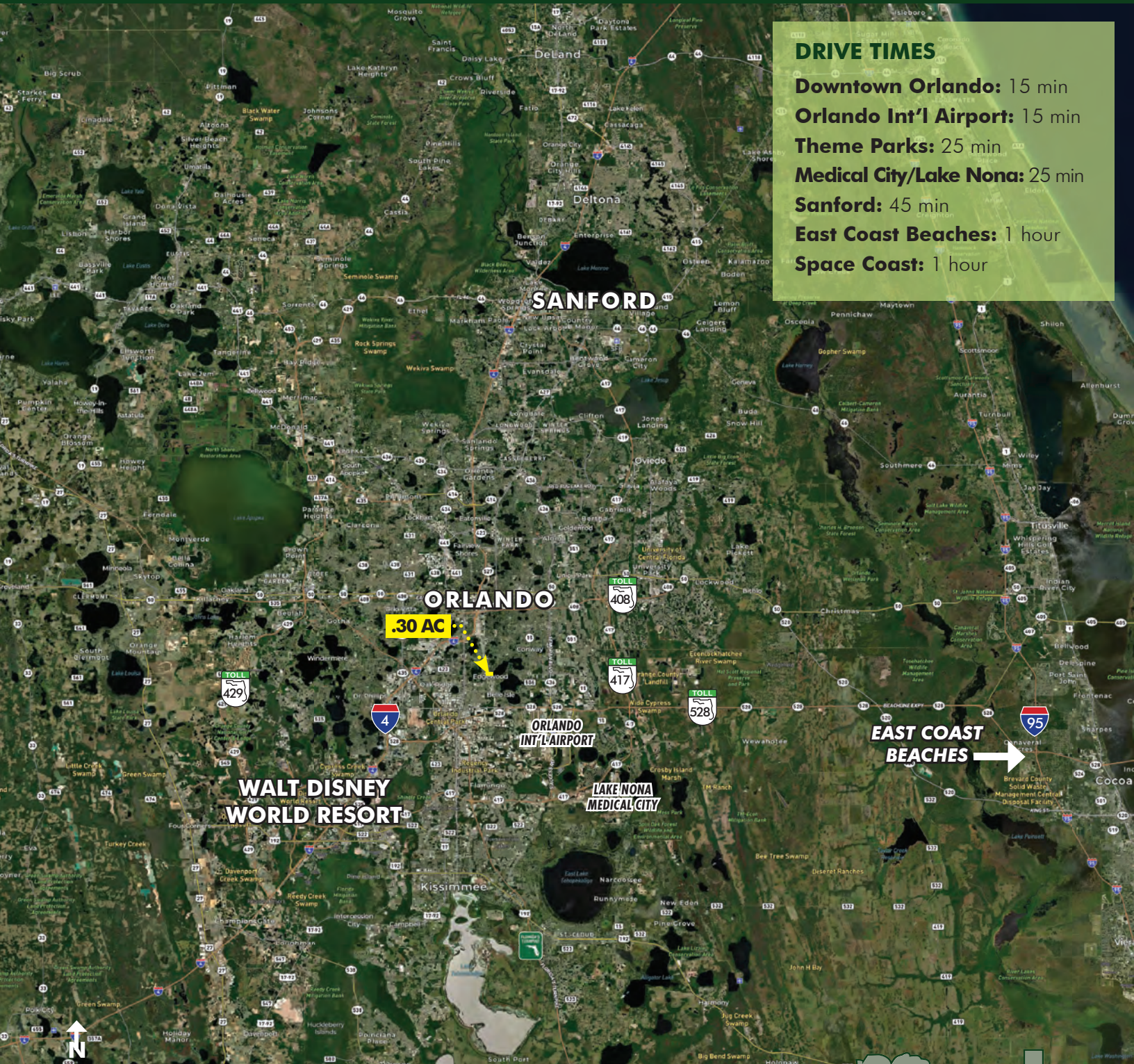
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## DRIVE TIMES

**Downtown Orlando:** 15 min  
**Orlando Int'l Airport:** 15 min  
**Theme Parks:** 25 min  
**Medical City/Lake Nona:** 25 min  
**Sanford:** 45 min  
**East Coast Beaches:** 1 hour  
**Space Coast:** 1 hour



## LOCATION MAP

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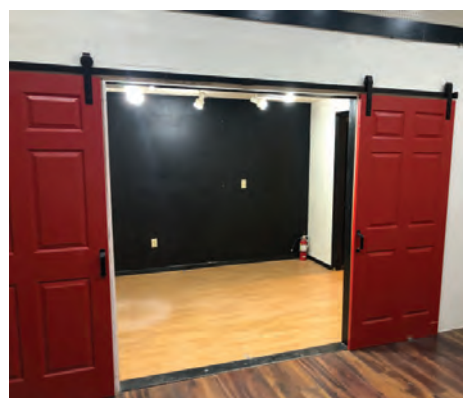
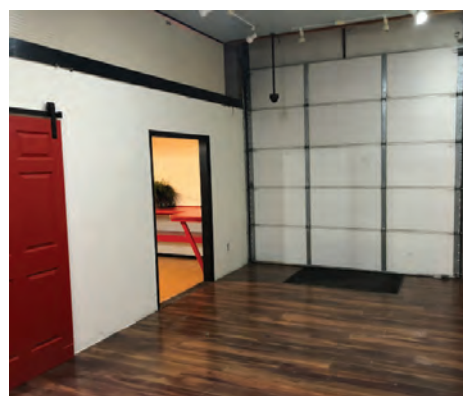




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