



# THE SANCTUARY

*100 S Eola Dr Unit CU2*



**CHRISTINE GEORGE**

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## PROPERTY INFORMATION

**Price:** \$3,300,000

**Unit Size:** 3,500 SF Interior, 2,000 SF Patio

**No Units:** 1

**Property Type:** Retail, Storefront

**Sale Type:** Investment or Owner User

**Building Class:** A

**Year Built:** 2005

**Year Renovated:** 2023

**Lot Size:** 1.70 Acres

**Walk Score:** 94 (Walker's Paradise)

**Transit Score:** 60 (Good Transit)

# PROPERTY INFORMATION

- Commercial Unit 2
- Located in The Sanctuary, a 667,130 square foot high rise luxury condominium, 18 stories of integrated retail, office & residential space
- Residential condominiums range from \$750,000 - \$2,900,000
- Commercial tenants:
  - The Mezz - 7,000 square foot modern event space
  - The Abbey - intimate entertainment venue
- Fully enclosed multi level parking deck, 3 deeded parking spots for CU2, close proximity to rear entrance
- Commercial delivery bay at rear entrance

A photograph of a restaurant interior. The ceiling is made of horizontal wooden planks. A large, circular chandelier hangs from the ceiling, composed of many brown glass bottles. The floor is made of light-colored wood in a herringbone pattern. In the foreground, there are several wooden chairs and tables. In the background, there are large windows and a view of the outdoors.

## CURRENT TENANT INFORMATION

- 2022 Gross Sales: \$3,144,837
- Approximate Seating:
  - Indoor: 66
  - Bar: 10-12
  - Patio: 90
- Covers:
  - Week Day Lunch: 50-100
  - Week Day Dinner: 200
  - Weekend Dinner: 300-500
  - Weekend Brunch: 400-500

## AREA INFORMATION

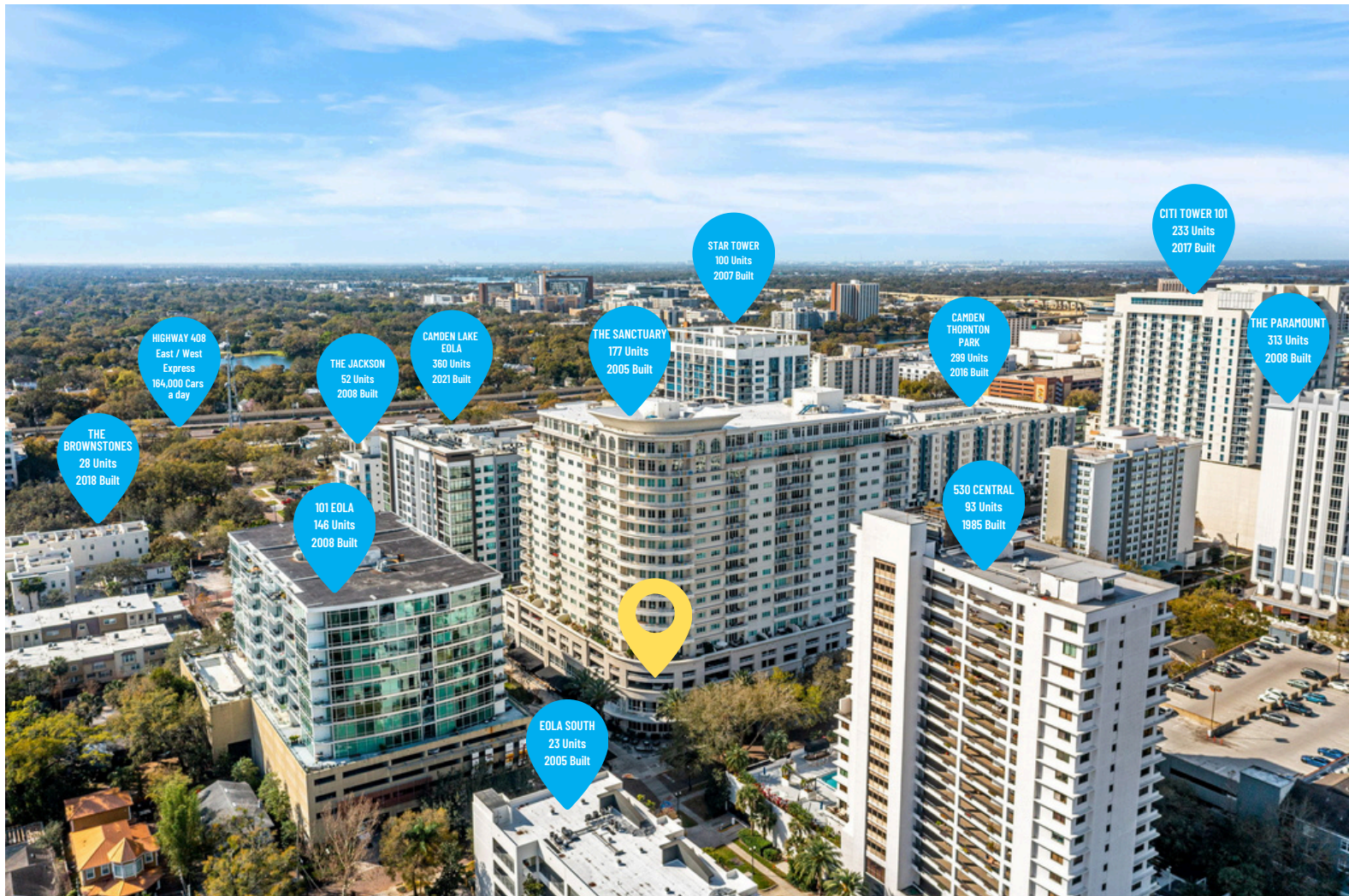
- 137.6 million people visited Florida in 2022, a 13% increase since 2021
- More than 80,000 professionals commute to Downtown Orlando on a daily basis
- Walkable to multiple residential and retail highrises
- Close proximity to Orlando Sports Corridor:
  - Orlando City Soccer Stadium - 1.1 Miles
  - Amway Center - 1.1 Miles
  - Camping World Stadium - 2.1 Miles
- Dr Phillips Performing Arts Center - 0.7 Miles
- Lake Eola - 0.2 Miles
  - Outdoor concerts, park, farmer's market, art festivals
- Orange County Convention Center - 15.2 Miles
- Disney World & Theme Parks - 15.8 Miles
- Beaches - 59 miles

SURROUNDING AREA

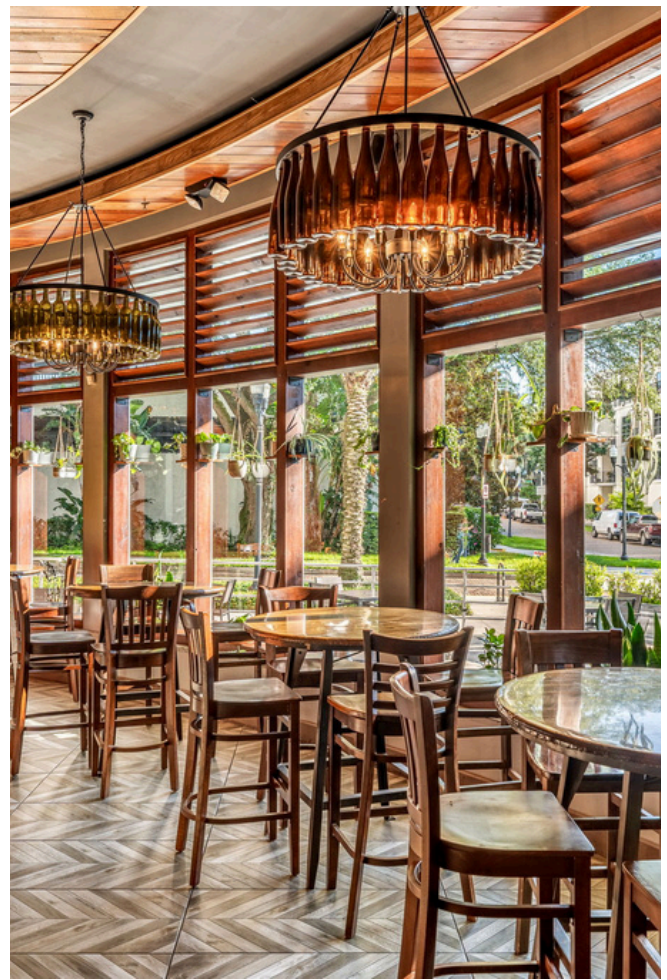


LAKE EOLA

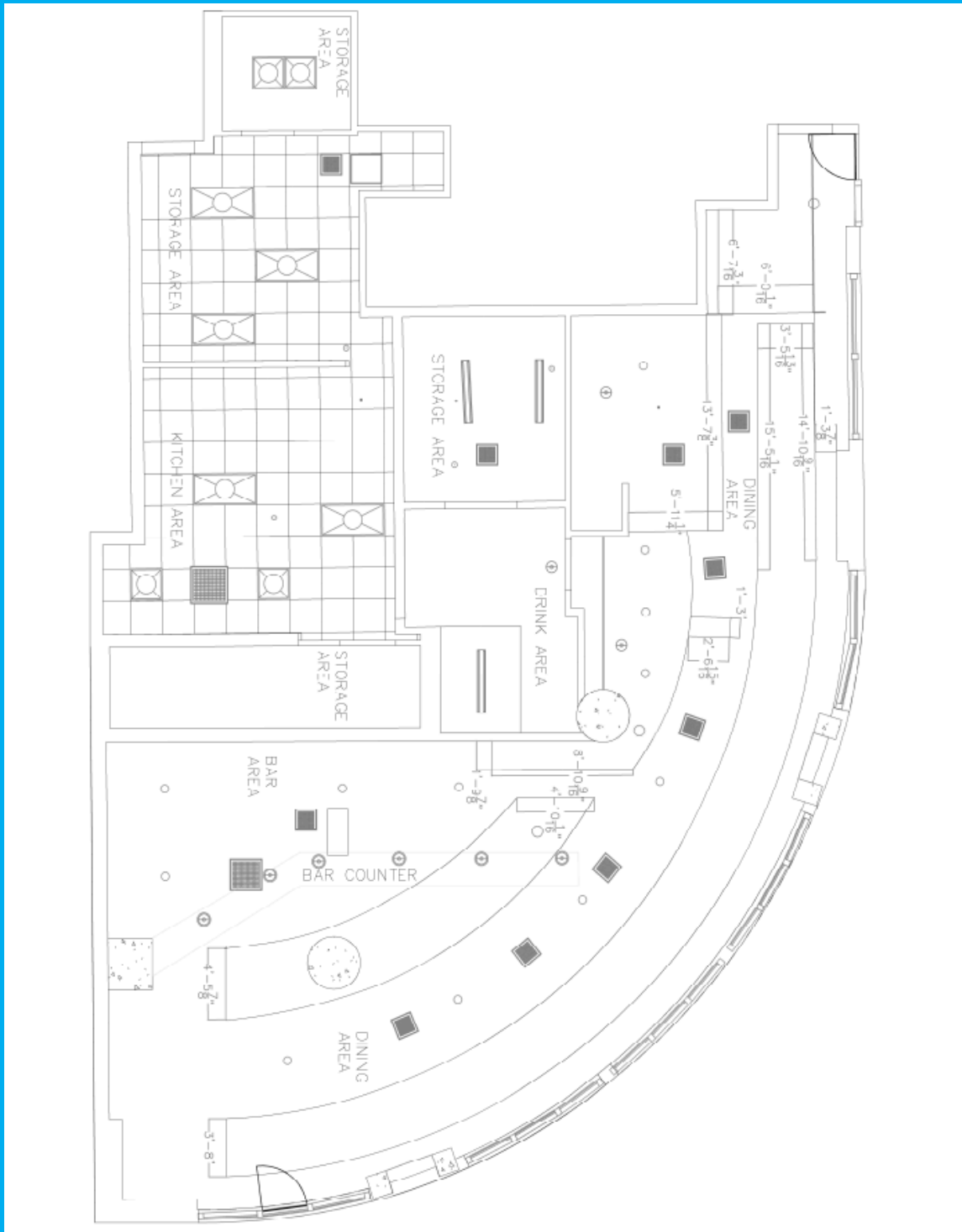


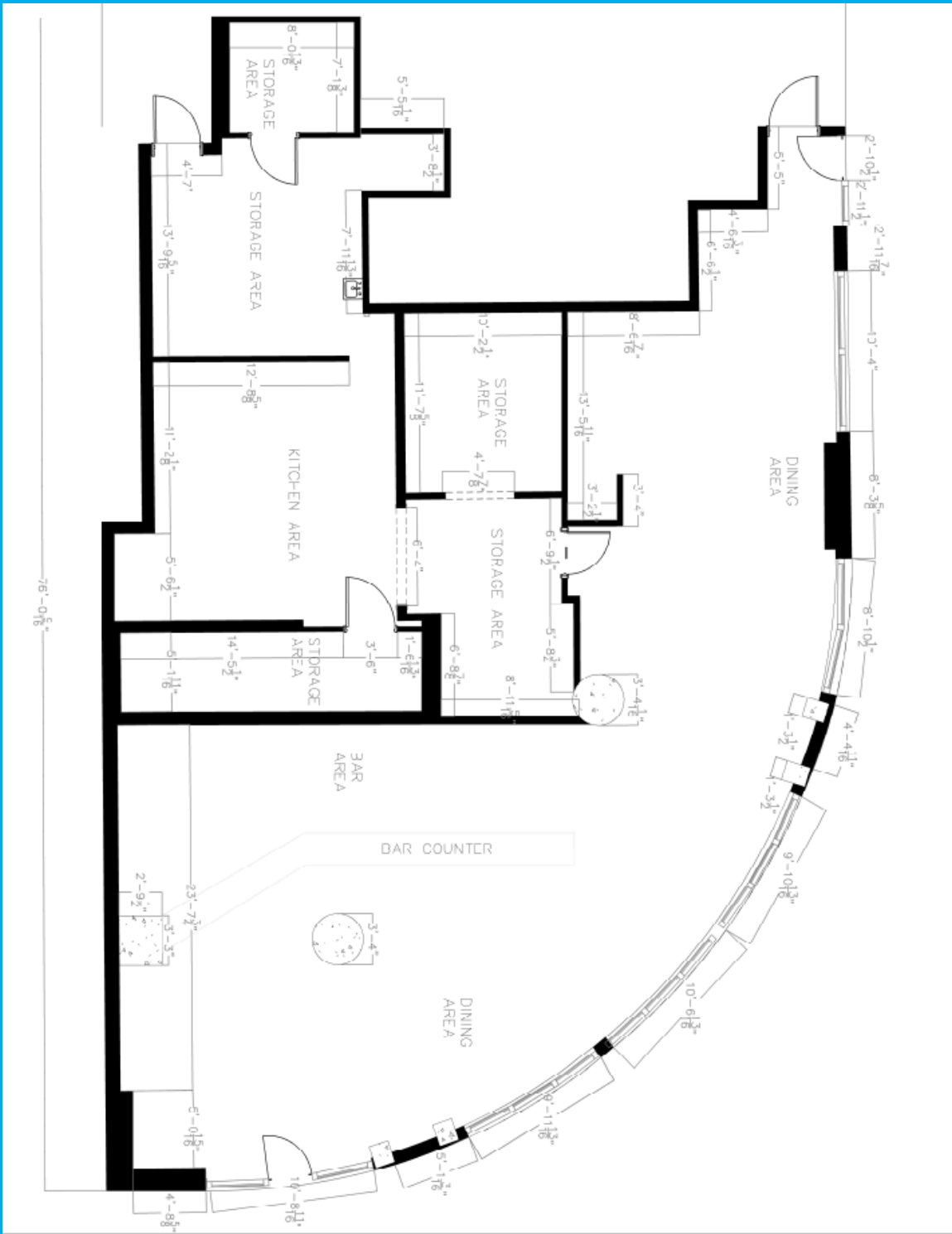


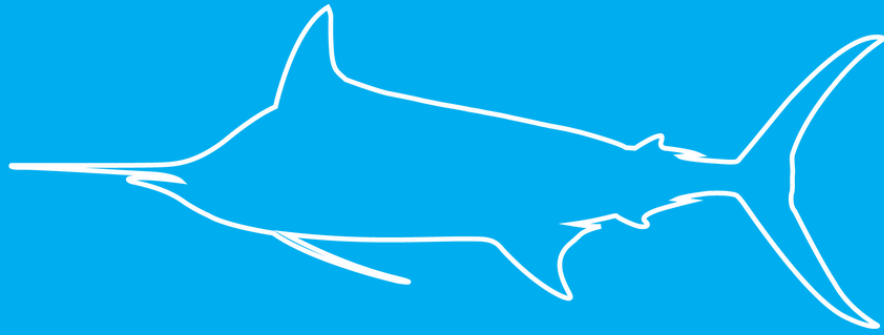
# SURROUNDING RESIDENTIAL











# BLUE MARLIN

REAL ESTATE



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*Artwork and liquor do not convey with sale.*