

FOR SALE OFFICE BUILDING



HAVEN
PROPERTY
GROUP

ORLANDO, FL 32806
142 E GORE ST

TYPE OFFICE / MEDICAL BUILDING

SIZE 2,036 SF



PROPERTY DESCRIPTION

For Sale is this beautiful Medical Professional Office has been tasteful renovated to have modern amenities while still preserving the historic feel. This property has the added ADA ramp for the first floor, and internal Elevator access for the second floor, plus 1 original interior stair access and the additional exterior staircase for egress. Private paver parking at the rear of the property as well as on street parking is available.

PROPERTY HIGHLIGHTS

- At the gateway to SoDo, Delaney Park, and Downtown Orlando
- Across from Orlando Health's main campus + Winnie an Arnold Palmer
- Easy All direction access via i4 and 408 on ramps
- ADA Ramps and Elevator
- Renovated plus historic charm.



LOCATION DESCRIPTION

Located at the entrance to Orlando's rapidly growing SoDo and beautiful Delaney Park Districts. This property is only a few blocks from the Dr. Phillips Center for the Performing Arts and Downtown Orlando's Central Business District. This property has all the advantages of being in downtown Orlando, but with a quieter area and easier "any direction" access via the 408 and I4. 142 E Gore Street is directly across from Orlando Health's main campus that is anchored by the Orlando Regional Medical 800 bed Center a full service hospital, as well as the Winnie Palmer Hospital for Women & Babies plus the Arnold Palmer Hospital for Children, as well as all of the supporting local businesses and restaurants.

OFFERING SUMMARY

Sale Price:	\$675,000
Zoning	Professional Office / Medical
Lot Size:	6,246 SF
Building Size:	2,036 SF

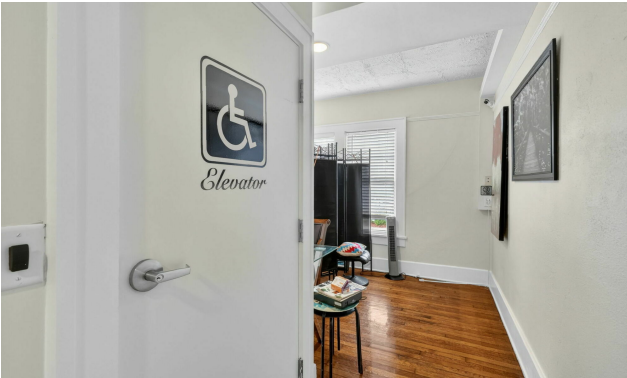


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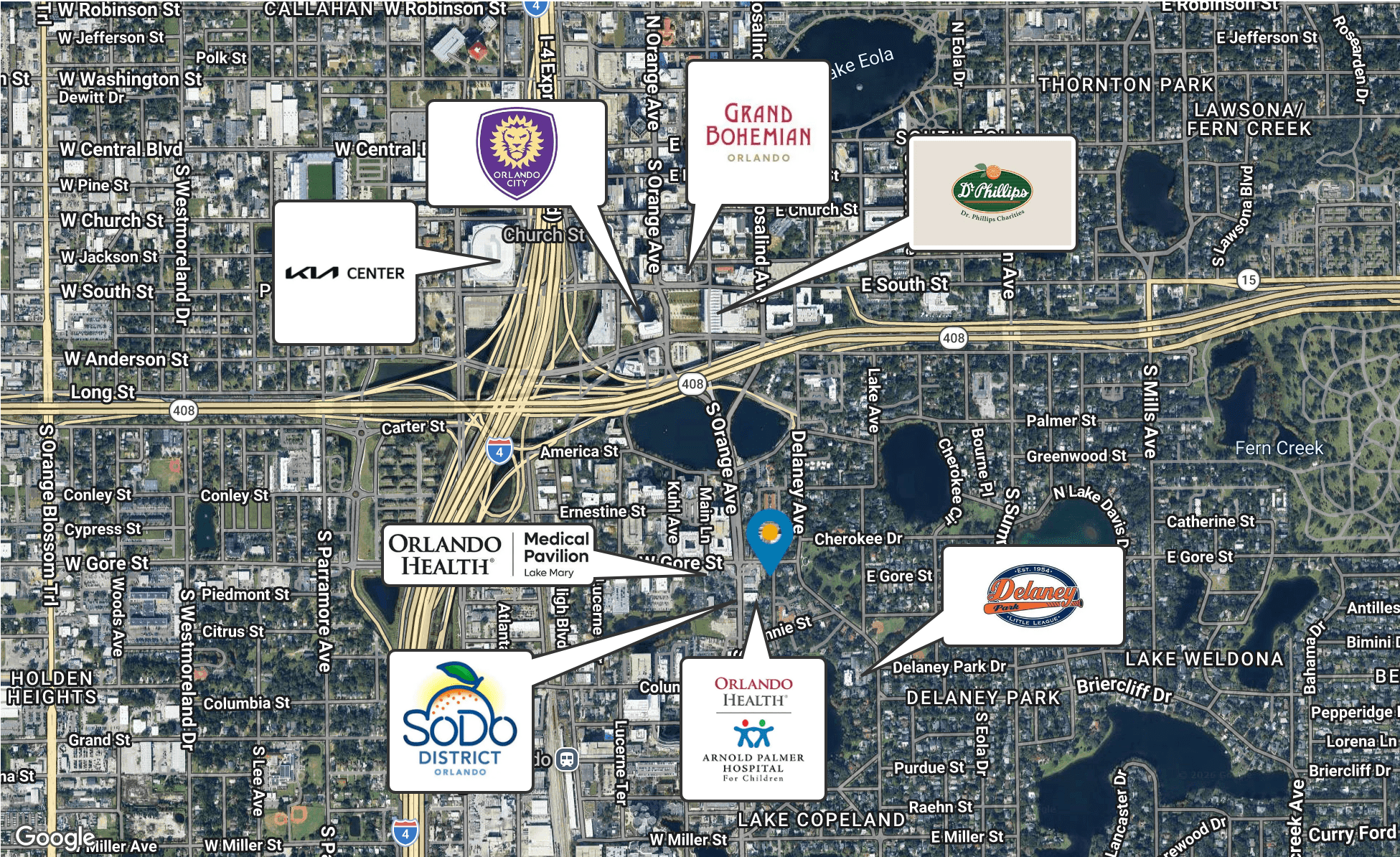
AARON BLAKE

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NOTEWORTHY LOCATIONS



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,790	16,936	30,487
Average Age	52.2	43.0	41.1
Average Age (Male)	49.6	43.6	41.1
Average Age (Female)	53.7	44.1	42.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,333	9,662	16,259
# of Persons per HH	1.6	1.8	1.9
Average HH Income	\$94,626	\$127,637	\$120,125
Average House Value	\$444,815	\$505,738	\$465,411

2023 American Community Survey (ACS)

