

PRICE REDUCTION + DENSITY ZONING CHANGE



**COLDWELL BANKER
COMMERCIAL**
HARTUNG



1320 CHERRY LAUREL ST
TALLAHASSEE, FL 32308

[Virtual Tour](#)

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Coldwell Banker Commercial Hartung
3303 Thomasville Rd., #201
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OVERVIEW



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Property is now zoned for duplex plus accessory unit up to 1200 SF.

Perfect for owner-occupiers seeking a conveniently located duplex/office building. Offers privacy, yet just a couple of blocks from many nearby businesses, hotels, restaurants & entertainment.

Sale Price

\$254,000

[Virtual Tour](#)

Location Information

Street Address	1320 Cherry Laurel St
City, State, Zip	Tallahassee, FL 32308
County	Leon
Cross Streets	Magnolia Dr & Mahan Dr
Market Area	East Tallahassee

Building Information

Building Size	1,086 SF
Building Class	C
Built	1952
Signage	None Currently
Restrooms	1 & 1½ restrooms
Average Utilities	\$200 monthly +/-
Roof	2017

Showing Instructions

Showing Instructions:
Vacant-Contact Listing Agent for combo #

Property Information

Property Size	.15 Acres
Property Type	Office
Subtype	Freestanding Bldg
Parcel ID#	#1131200020000
*Zoning	C-2 General Commercial
Traffic Count	33,000 cars daily
Traffic Street	on Magnolia @ Mahan

Parking

Parking Type	On Site
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Additional Comments

This property is now zoned for a duplex plus an accessory unit up to 1200 SF. This unique cottage offers both charm and practicality in one of Tallahassee's most convenient locations. Previously used as a small office, the property features timeless Hardie Board siding, beautiful hardwood floors, updated windows, and a newer roof (2017). Inside, you'll find two separate offices, one full bath and one half bath, and a room that could be used as a conference room or 3rd office, with plenty of space ideal for a small business welcoming a few clients each day. While there is no stove or laundry, the layout is perfectly suited for office or professional use. With ample parking and versatile C-2 zoning, this property is well-suited for a professional office, a live/work setup, or even a single-family residence. Located just minutes from Midtown and close to the hospital, this is a rare find where charm meets functionality in the heart of the city. Room measurements to be verified by the buyer.

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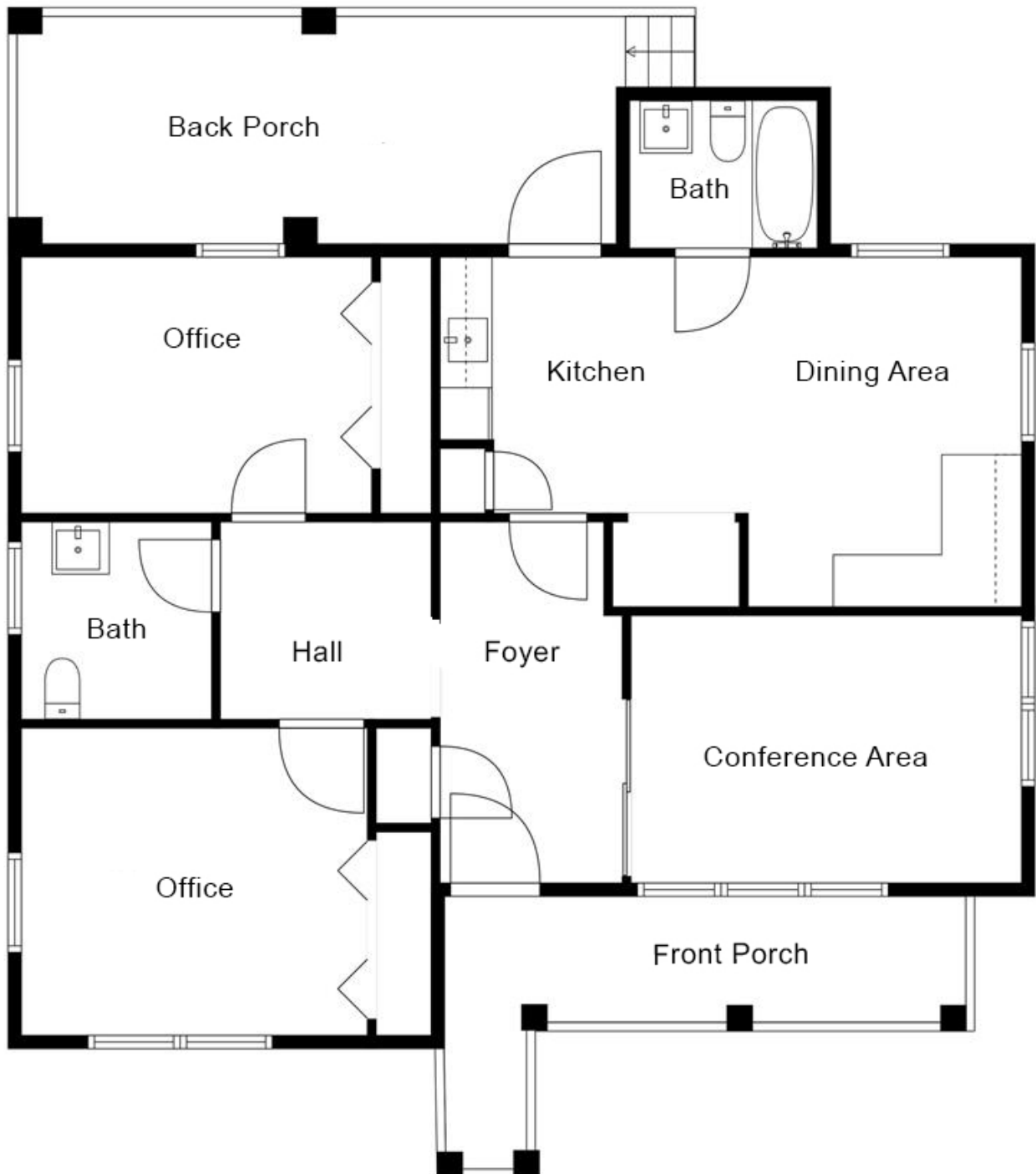
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FLOOR PLAN



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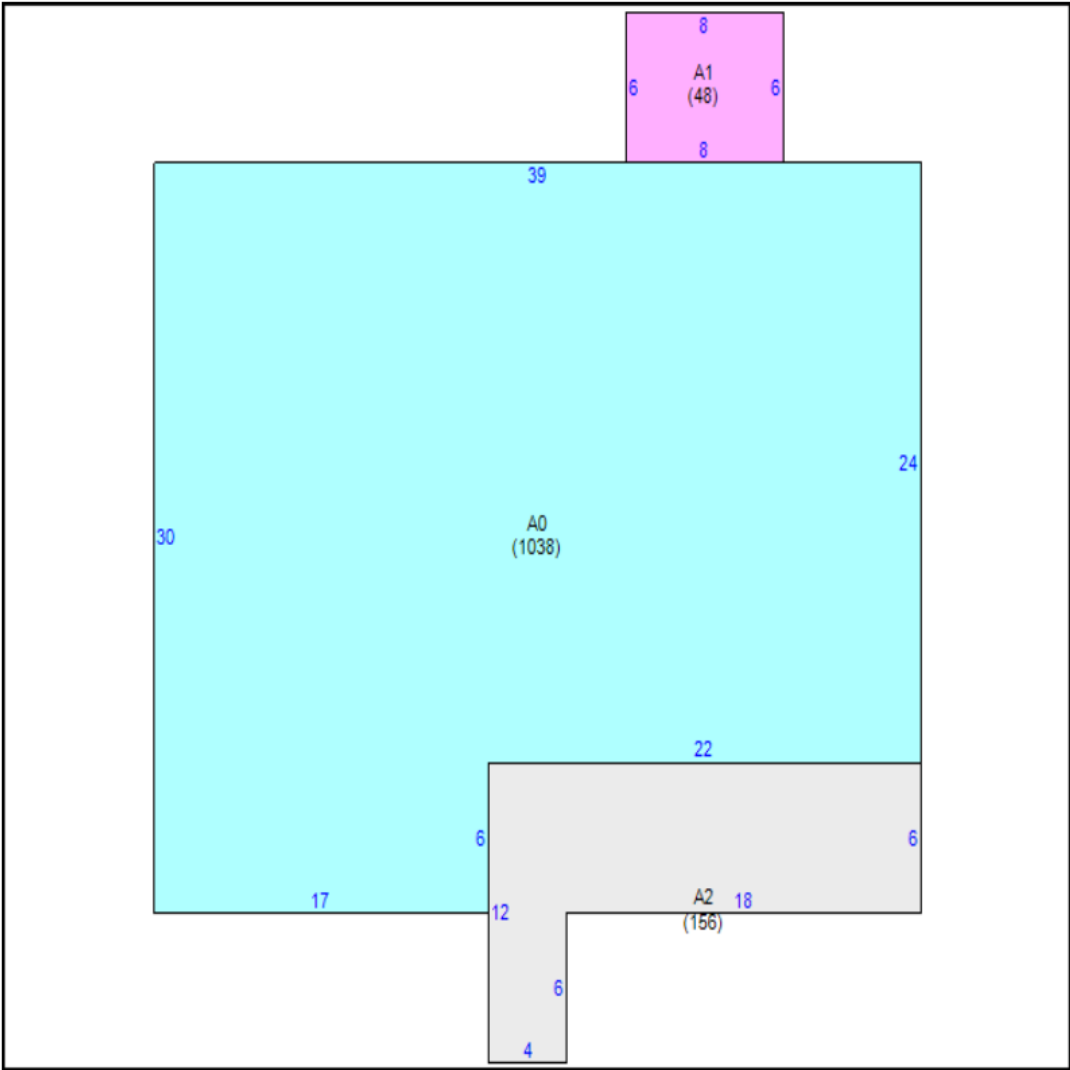
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BUILDING SKETCH



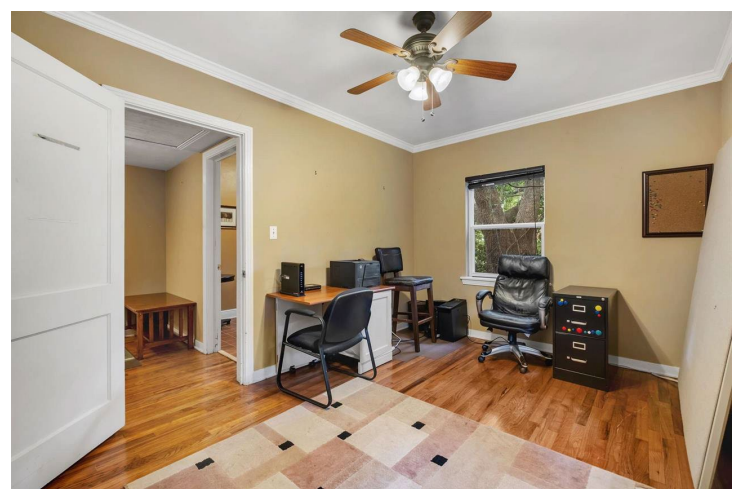
Measurements		
Area	Description	SqFt
A0	Main Building	1038
A1	Enclosed Porch Finished	48
A2	Open Porch Finish	156



IMAGES INTERIOR



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IMAGES EXTERIOR



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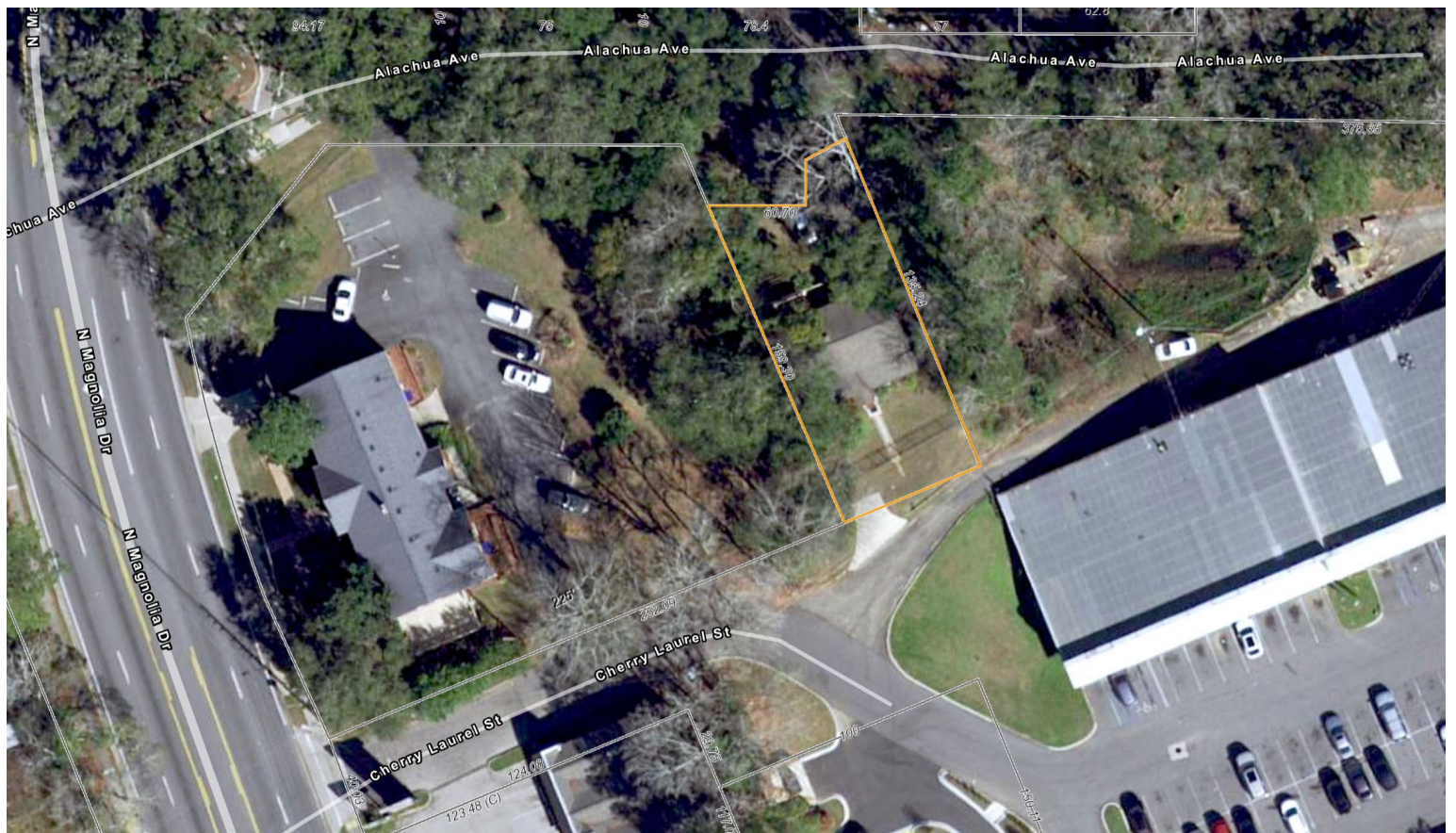


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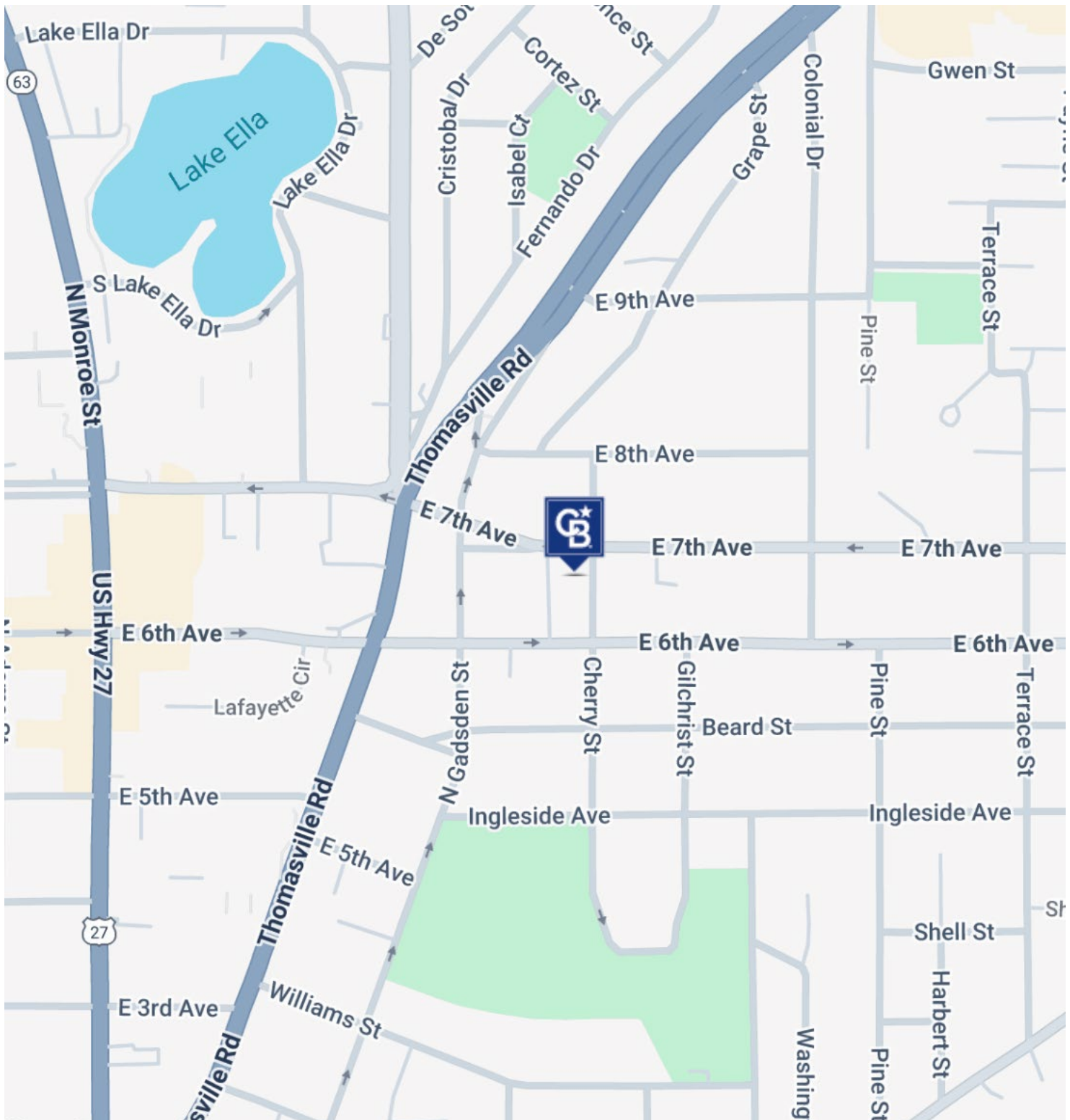
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LOCATION MAP



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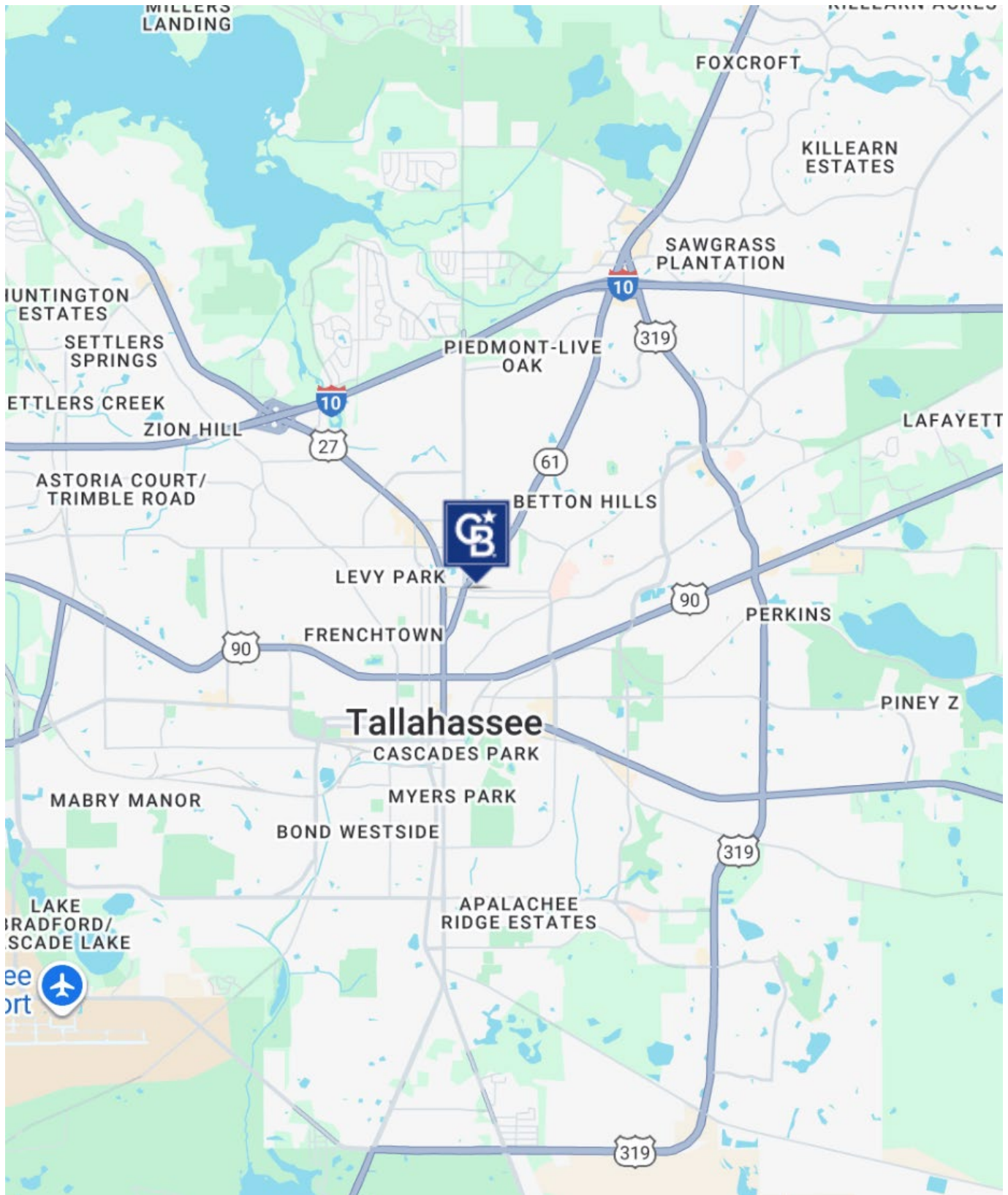
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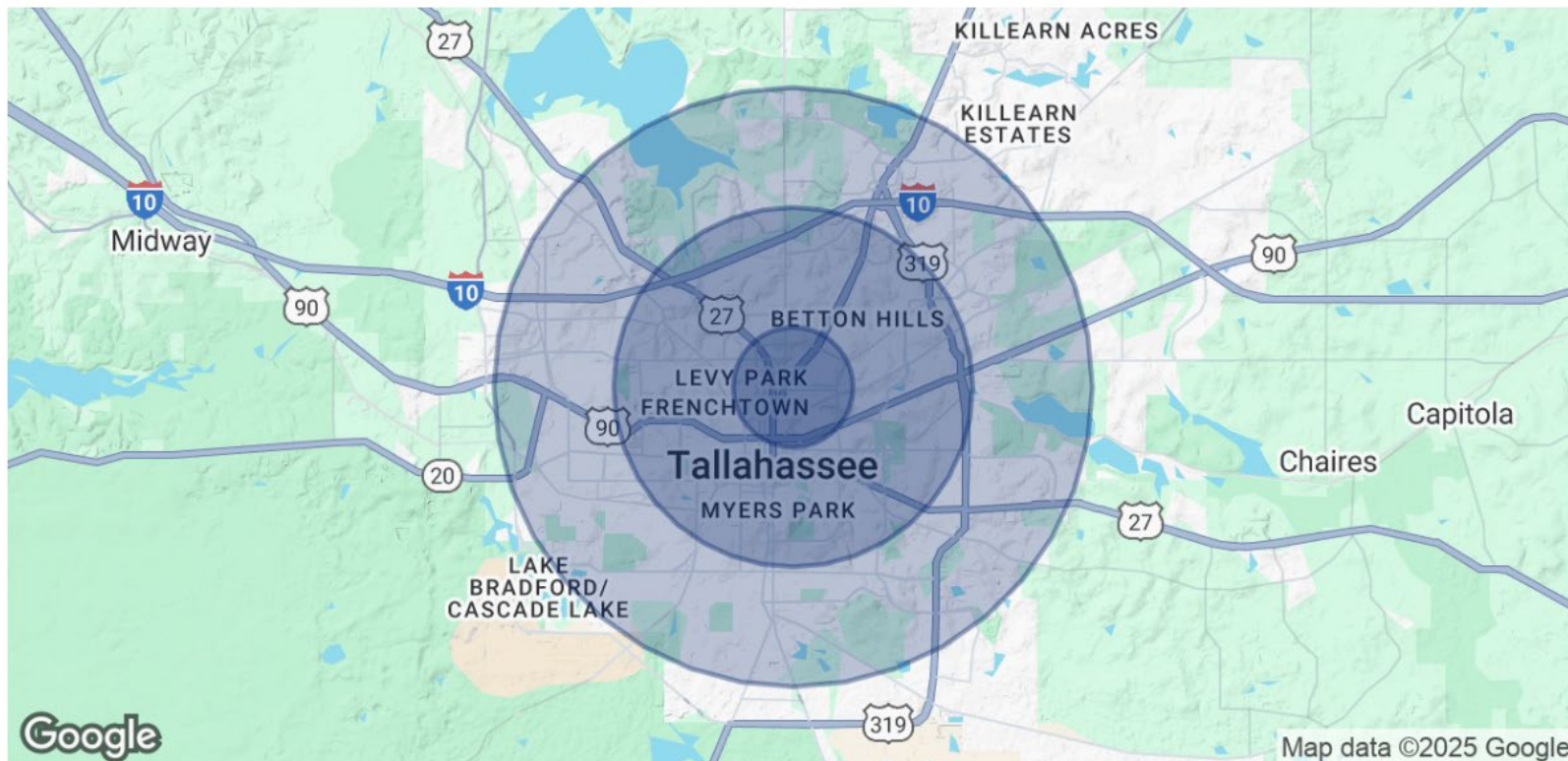
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DEMOGRAPHICS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,518	103,335	189,079
Average Age	41	34	35
Average Age (Male)	40	33	34
Average Age (Female)	41	34	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,084	44,346	80,622
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$93,056	\$71,060	\$74,360
Average House Value	\$392,794	\$275,541	\$271,082

Demographics data derived from AlphaMap

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