

OFFERING MEMORANDUM

605 S MAIN AVENUE

MINNEOLA, FLORIDA 34715



\$850,000
ASKING PRICE

0.74 +/- ACRES
TWO PARCELS

1,892 SF
HEATED AREA

Historic commercial property with additional land, multiple buildings and room to grow.

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EXECUTIVE SUMMARY

605 S Main Avenue presents a distinctive opportunity to acquire a fee-simple commercial property in Minneola. The offering combines a historic two-story building built in 1910, two smaller ancillary buildings, and an additional vacant lot. Together, the two parcels total approximately 0.74 +/- acres, providing an owner-user or investor with existing improvements plus flexibility for parking, outdoor operations, storage, or future expansion, subject to applicable approvals.

Offering Price	\$850,000	Property Style	Business
Main Building	1,892 SF	Year Built	1910
Site	0.74 +/- acres	Parcels	2
Buildings	3 total	Restrooms	3
Zoning	Commercial (COM)	Flood Zone	X
Utilities	Public	Road	Public-maintained asphalt

INVESTMENT HIGHLIGHTS

- **Owner-user appeal:** a character-rich commercial setting for businesses seeking to own rather than lease.
- **Expansion flexibility:** the additional lot creates options for expanded parking, outdoor space, or future growth.
- **Multiple structures:** the main building plus two smaller buildings can support office, storage, workshop, or operational needs.
- **Established business location:** the property has served as a successful salon location for more than 20 years.
- **Broad business potential:** the listing identifies contractor, professional office, pet service, boutique retail, medical/chiropractic, and creative uses as potential fits.

PROPERTY OVERVIEW

The property is marketed as a commercial business property with fee-simple ownership and street signage. The main structure is wood-frame construction on a crawlspace with a metal roof. Building features include bathrooms, outside storage and a waiting room. Cooling is provided by central air and wall/window units.

Address	605 S Main Avenue, Minneola, FL 34715
County	Lake County
MLS	G5116027
List Price	\$850,000
Price / SF	\$449.26
Heated / Total Area	1,892 SF
Total Buildings	3
Other Structures	Outbuilding; Storage
Construction	Wood Frame
Foundation	Crawlspace
Roof	Metal
A/C	Central Air; Wall/Window Unit(s)
Building Features	Bathrooms; Outside Storage; Waiting Room
Signage	Street Signage
Possession	Close of Escrow

POTENTIAL USER PROFILES

The listing highlights potential suitability for HVAC, plumbing and electrical contractors; roofing and construction offices; landscaping businesses; attorneys and professional offices; insurance and real estate offices; accounting and financial services; veterinary services; dog grooming, boarding or pet daycare; boutique retail; medical or chiropractic offices; and creative studios or makerspaces. Prospective users should independently confirm permitted uses, parking requirements, occupancy, and any development approvals with the applicable authorities.

SITE & PARCEL INFORMATION

The offering includes two parcels. The MLS identifies the combined site as approximately 0.74 +/- acres and notes an additional vacant lot that may provide valuable operational and expansion flexibility.

Zoning	COM (Commercial)
Flood Zone	X
Road Frontage	City Street
Road Surface	Asphalt
Road Responsibility	Public Maintained Road
Utilities	Public
Front Exposure	West
Primary Tax ID	18-22-26-0500-023-01600
Additional Tax ID	18-22-26-0500-023-00900
2025 Taxes	\$4,063

LEGAL DESCRIPTION (ABBREVIATED FROM MLS)

Lots 16, 17 and 18, Block 23 of the Town of Minneola, according to the plat recorded in Plat Book 9, Page 31, Public Records of Lake County, Florida; plus vacant Lots 9, 10 and 11, Block 23, Official Map of the Town of Minneola, according to the plat recorded in Plat Book 9, Page 31, Public Records of Lake County, Florida. See warranty deed and title documents for verification.

VALUE-ADD / OWNER-USER ANGLE

The combination of an existing commercial building, ancillary structures and a separate additional lot is the central value proposition. A buyer may be able to consolidate office, customer-facing, storage and operational functions at one location while preserving room for future needs. Any redevelopment, additional parking, outdoor storage or change of use should be evaluated through independent zoning, site-plan and permitting due diligence.

DUE DILIGENCE & CONTACT

Prospective purchasers should conduct independent due diligence before acquisition. Items to evaluate may include zoning and permitted use, survey and boundary matters, title, building condition, utilities, parking, accessibility, environmental conditions, code compliance, insurance, taxes, and feasibility of any contemplated expansion or redevelopment.

LISTING CONTACTS

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CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum is provided for informational and marketing purposes only. Information has been compiled from the property listing and other seller-provided or public-facing information and is believed to be reliable but is not guaranteed. It is not intended to constitute a representation, warranty, appraisal, engineering report, legal opinion, tax advice, or an offer to sell. Prospective purchasers and their advisors should independently verify all information and perform all investigations they deem necessary. Property is subject to prior sale, withdrawal, change in price, or other modification without notice.

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TWIN T PROPERTIES

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Two minds, one seamless process.

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