

1524 EAST LIVINGSTON STREET, ORLANDO, FL 32803



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PROPERTY OVERVIEW

Price: \$1,075,000

Building Size: ±2,086 SF

Lot Size: ±0.17 Acres

Year Built / Renovated: 1937 / 2016

Zoning: O-1/T/HP (Office Low – City of Orlando Traditional City Overlay / Colonial Town South Historic District)

Use: Ideal for Professional Office, Medical, or Creative Space

Parking: On-site plus street parking

Occupancy: Available Immediately

Signage: Prominent monument signage opportunity



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Pamplin Consulting LLC
Licensed Real Estate Broker

INVESTMENT HIGHLIGHTS

Prime Downtown Orlando Location: Located in the Lake Lawsona Historic District just east of Thornton Park. Walkable to restaurants, cafes, and parks.

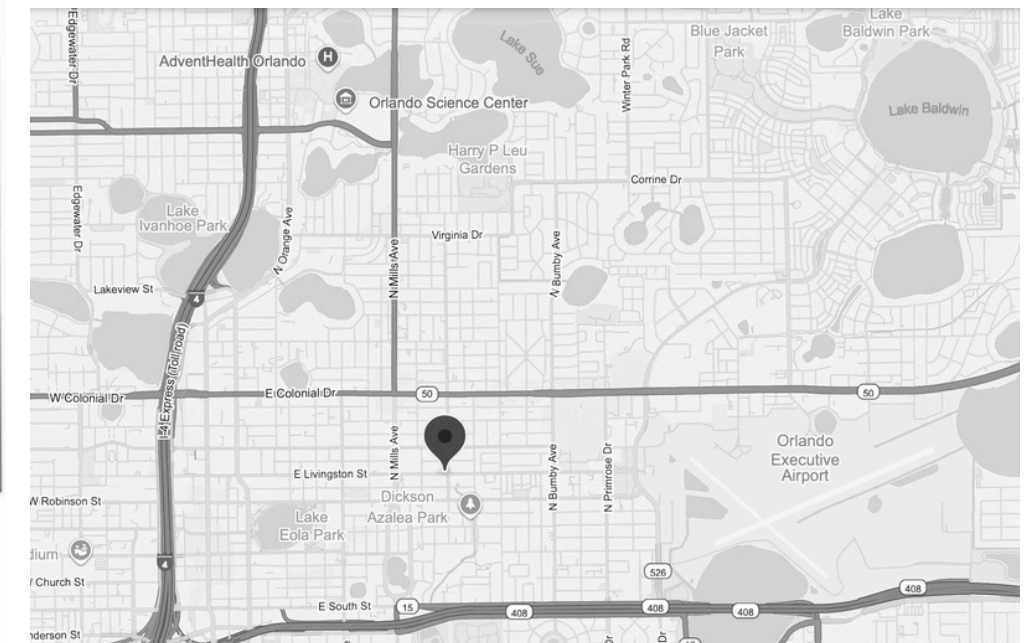
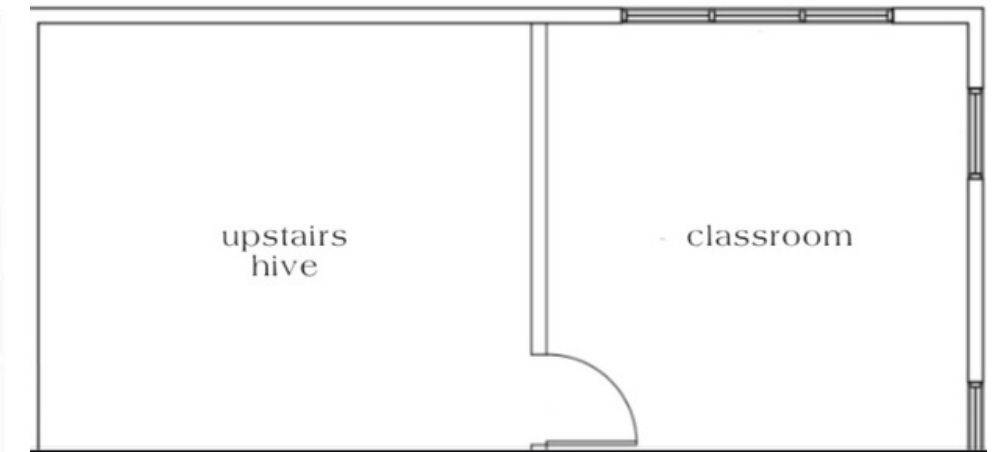
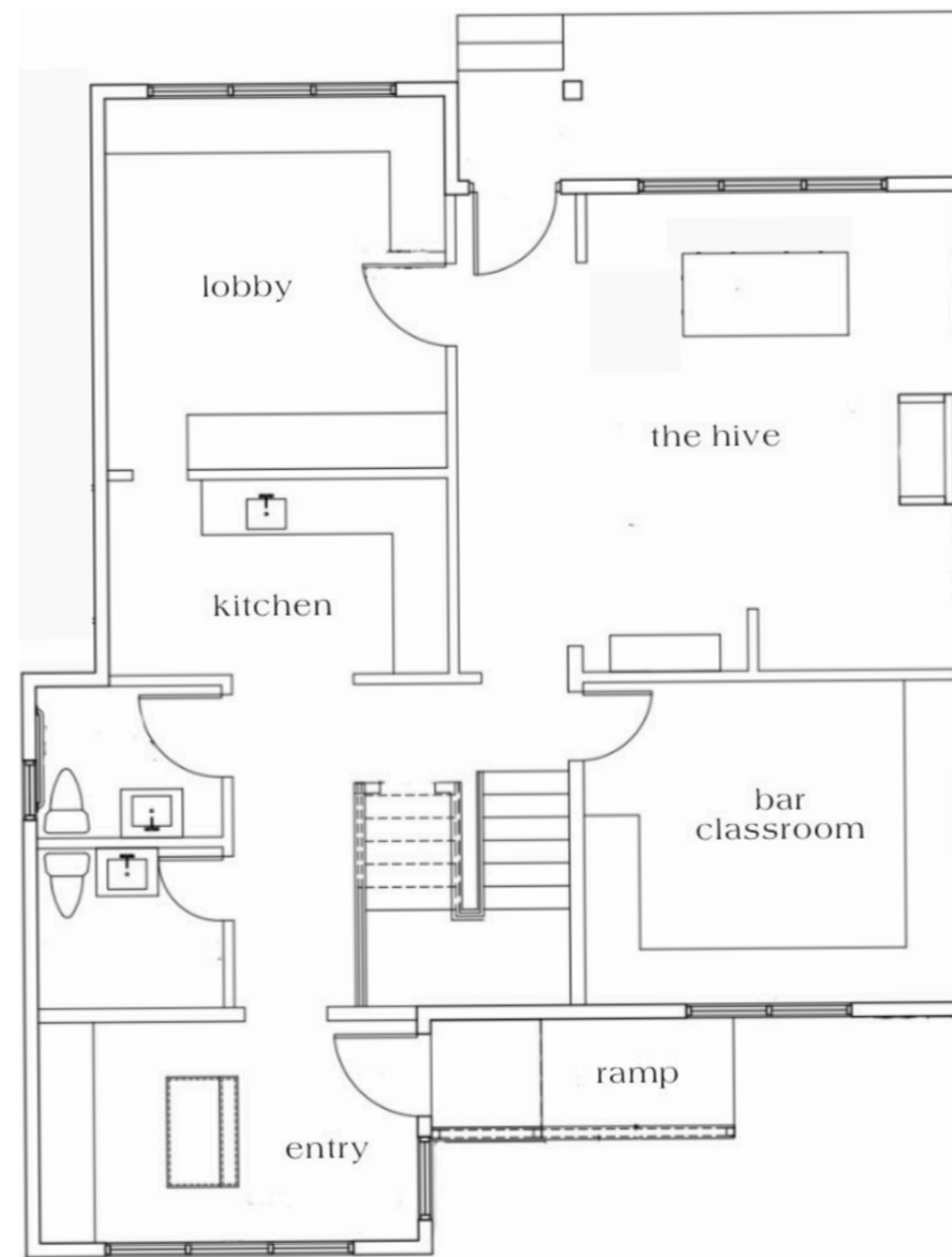
Owner-User or Investment Flexibility: Move-in ready or lease up for income. Strong demand in this submarket.

Renovated & Move-In Ready: Modernized systems and updated interiors while retaining historic charm.

Highly Accessible: Minutes to I-4, SR 408, and key neighborhoods including Milk District, Mills 50, and the Central Business District.

Zoning Allows Multiple Uses: Office, medical, boutique professional services, live/work, or conversion to multifamily (subject to city approval).

Professional Setting with Curb Appeal: Charming front porch, mature landscaping, and welcoming presence for clients or staff.



AMENITIES & FEATURES

- Private offices, conference room, reception area, kitchen, and restroom(s)
- Laminate wood floors and decorative trim
- Wired for internet and security system
- HVAC upgraded
- Outdoor patio space
- Mature trees and well-maintained landscaping
- Private detached workspace



CONFIDENTIALITY & TOURS

All showings are by appointment only. Please contact the listing agent for full access and property details. Do not disturb current occupants.

For more information or to schedule a tour, please contact:

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