

Sunset Bodega

300 S Eola Dr, Orlando, FL 32801



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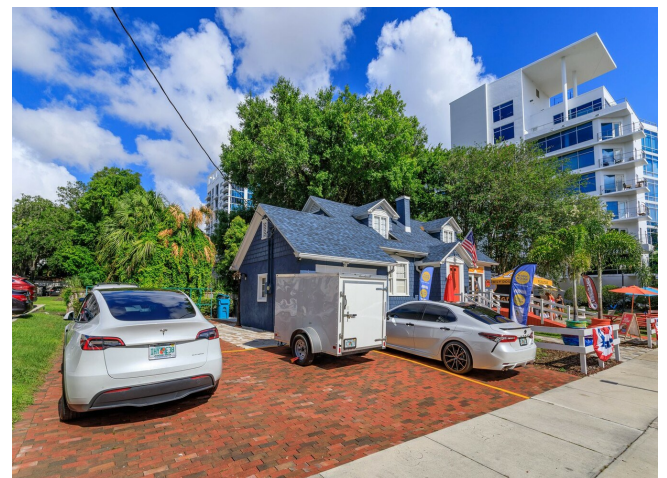


Sunset Bodega

\$1,800,000

Nestled in the vibrant South Eola historic neighborhood, this commercial building occupies a prime corner lot, surrounded by an eclectic mix of mid and high-rise condominiums. Currently operating as a convenience store, this versatile property offers a multitude of business opportunities or potential for redevelopment. Its strategic location ensures high visibility and foot traffic, ideal for retail, dining, or professional services. Just a short walk from the serene Lake Eola and the bustling downtown business district, this site combines the charm of historic surroundings with the convenience of urban living....

- Prime corner location in desirable historic downtown neighborhood South Eola, just east of downtown, just south of Lake Eola,
- west of Thornton Park. In the center of everything, high traffic area, surrounded by high and mid rise condo mixed use buildings
- Second generation space, completely renovated, variety of business opportunities or redevelopment. Current business is not included in sale
- CUP for walk up window is transferrable.



Price:	\$1,800,000
Property Type:	Retail
Property Subtype:	Convenience Store
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.14 AC
Gross Leasable Area:	1,973 SF
No. Stories:	2
Year Built:	1980
Tenancy:	Single
Parking Ratio:	2/1,000 SF
Zoning Description:	MXD-2T/AN
APN / Parcel ID:	25-2229-9320-06-010
Walk Score ®:	92 (Walker's Paradise)
Transit Score ®:	57 (Good Transit)

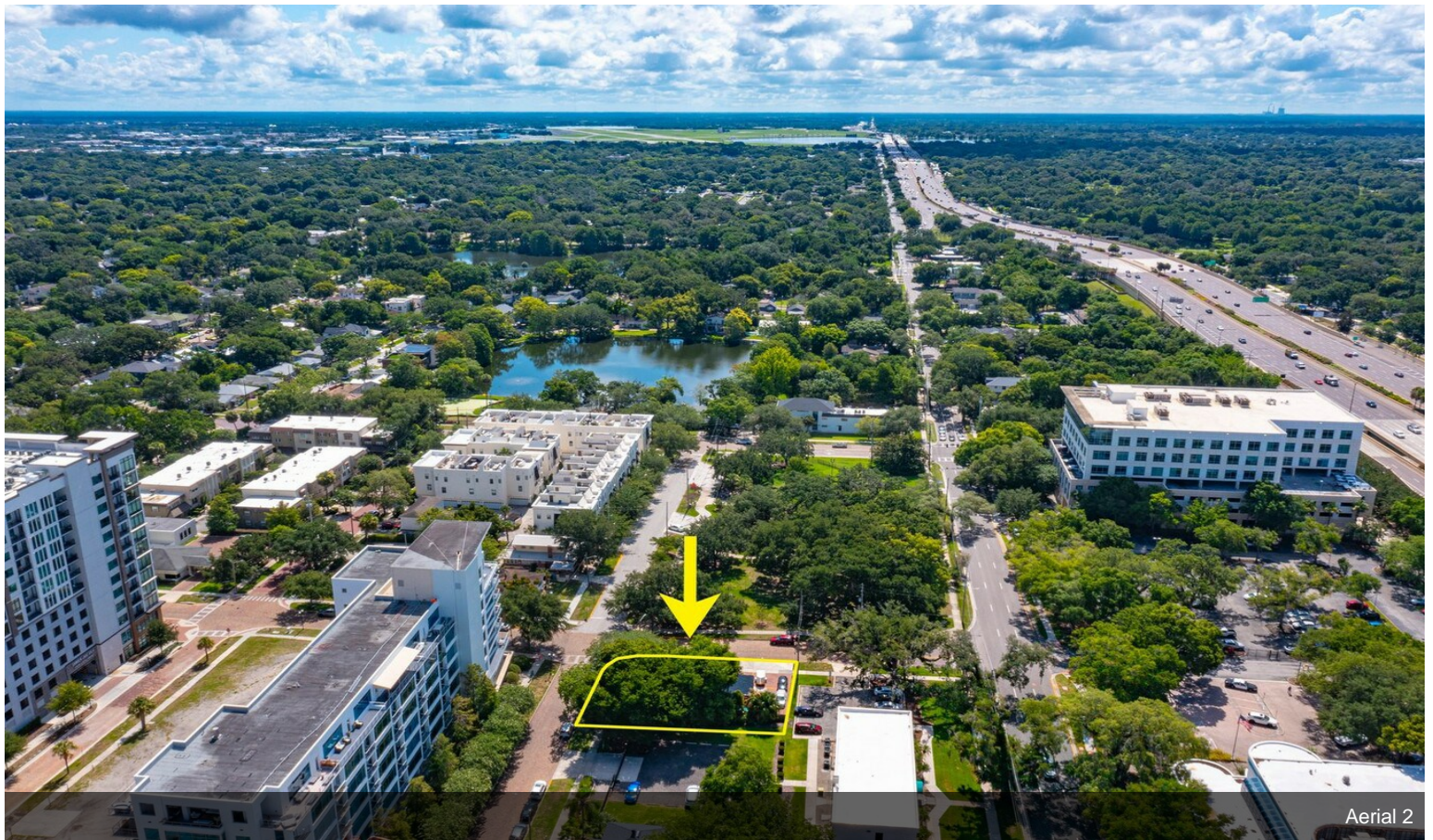


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Property Photos

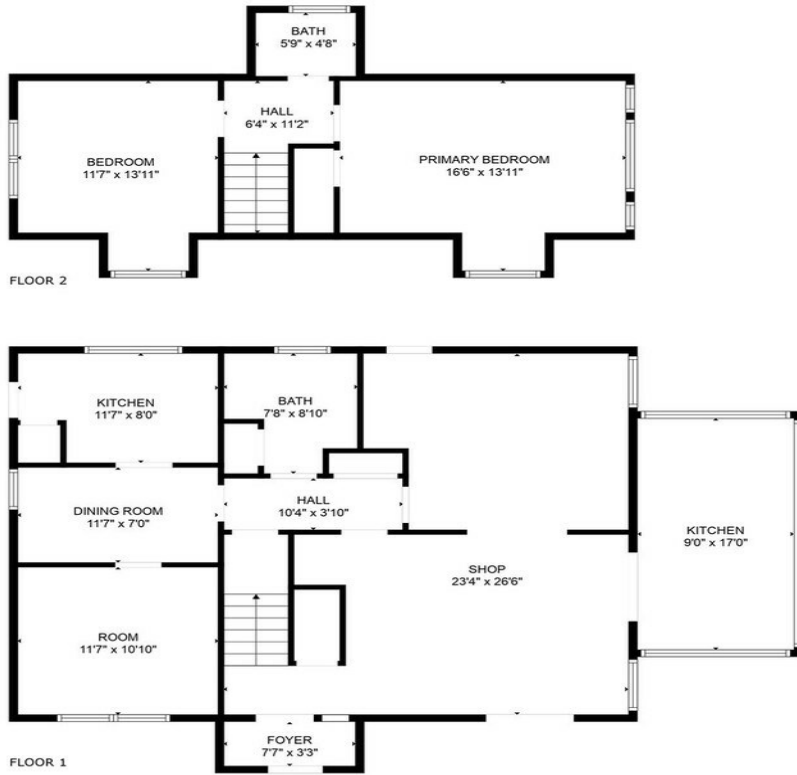


Building/lot



Aerial 2

Property Photos

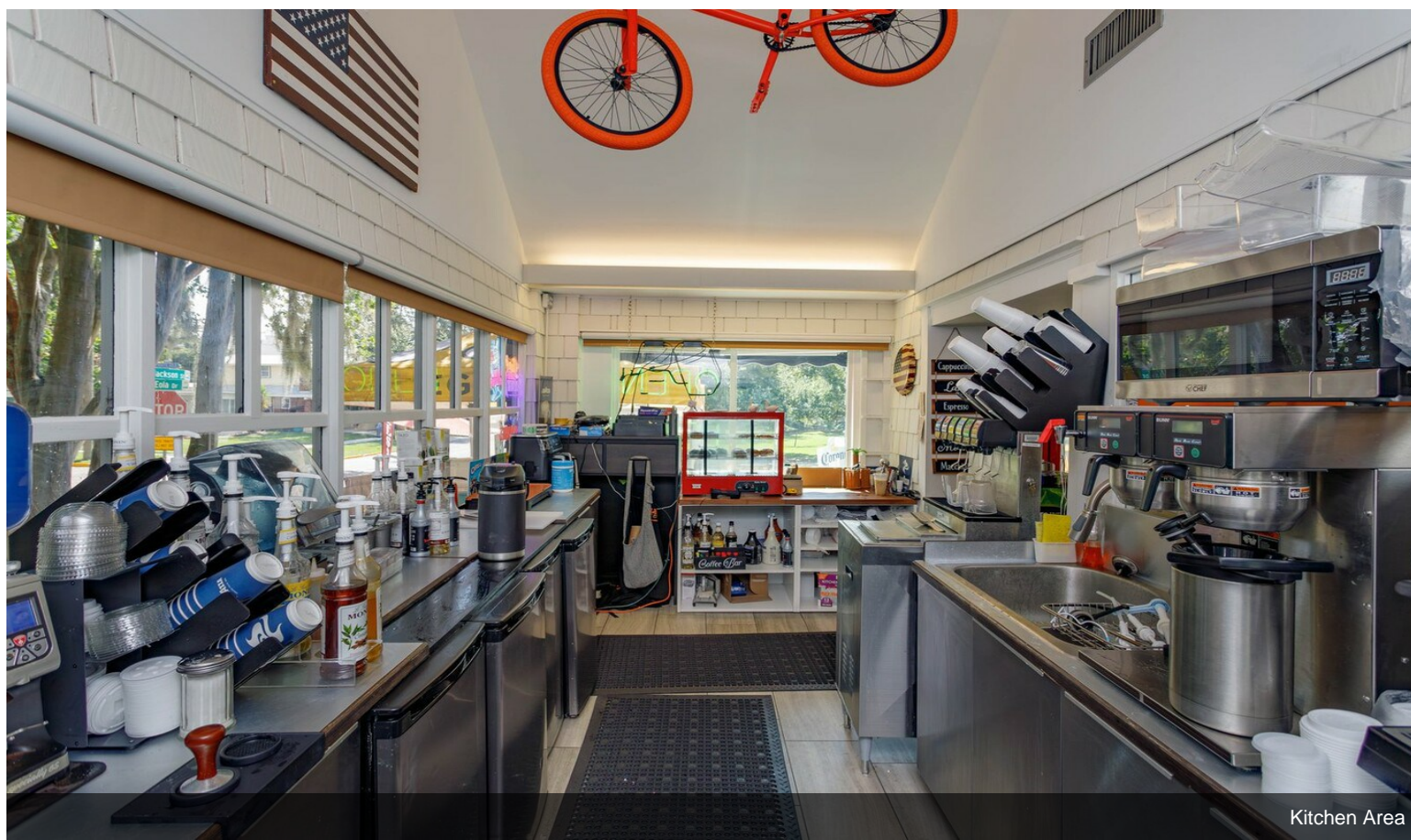


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

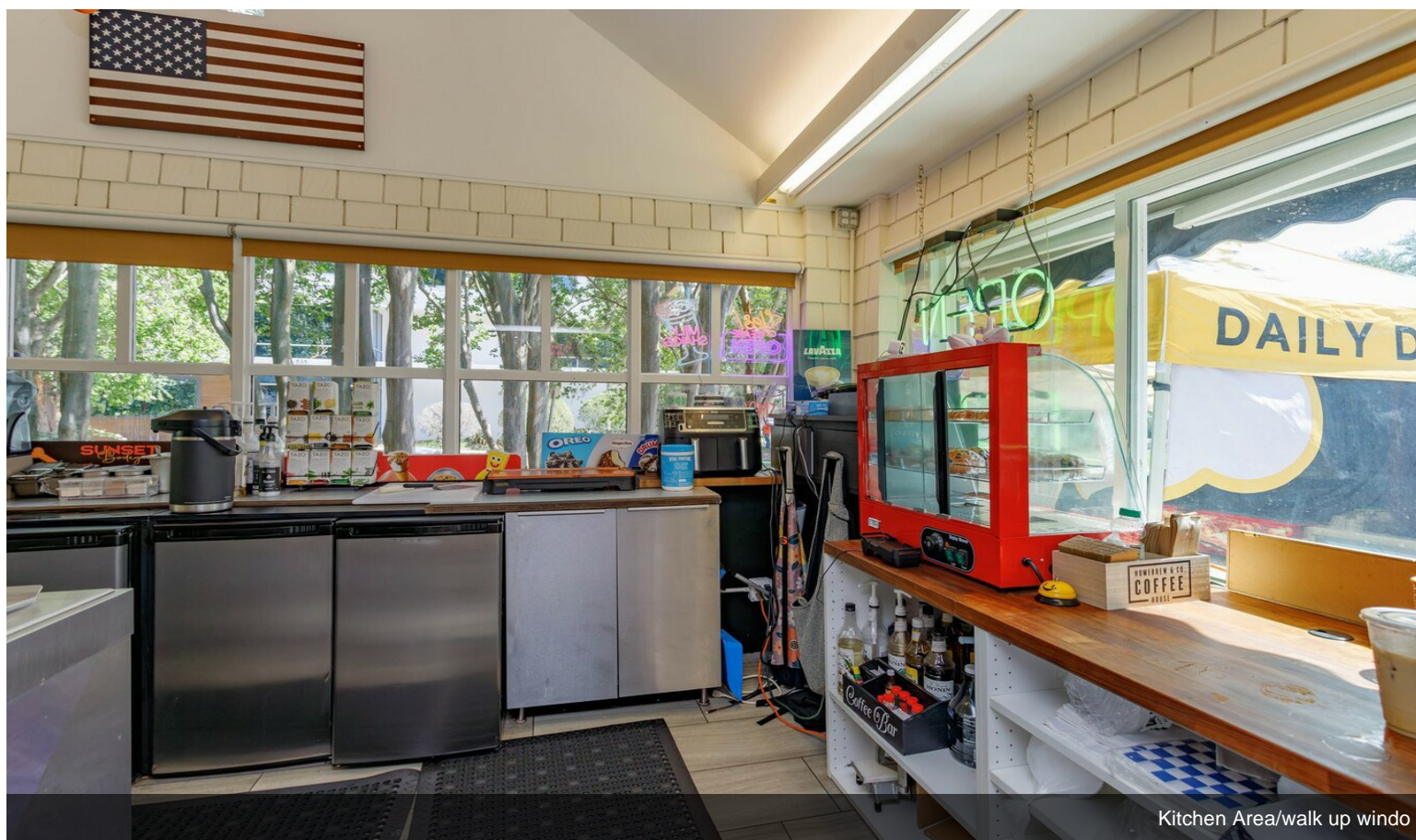
Floor plan



Property Photos



Kitchen Area

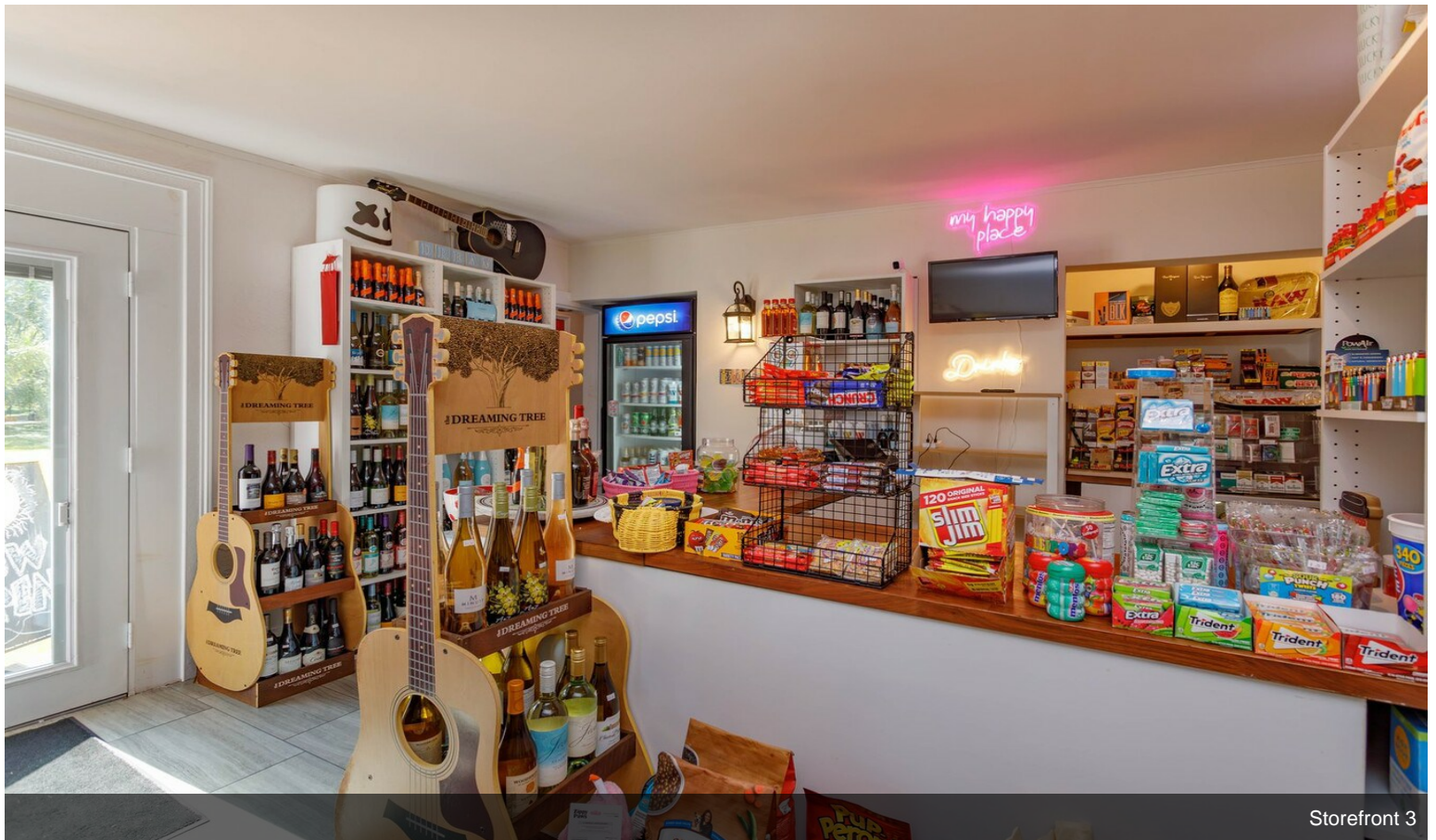


Kitchen Area/walk up windo

Property Photos



Storefront 2

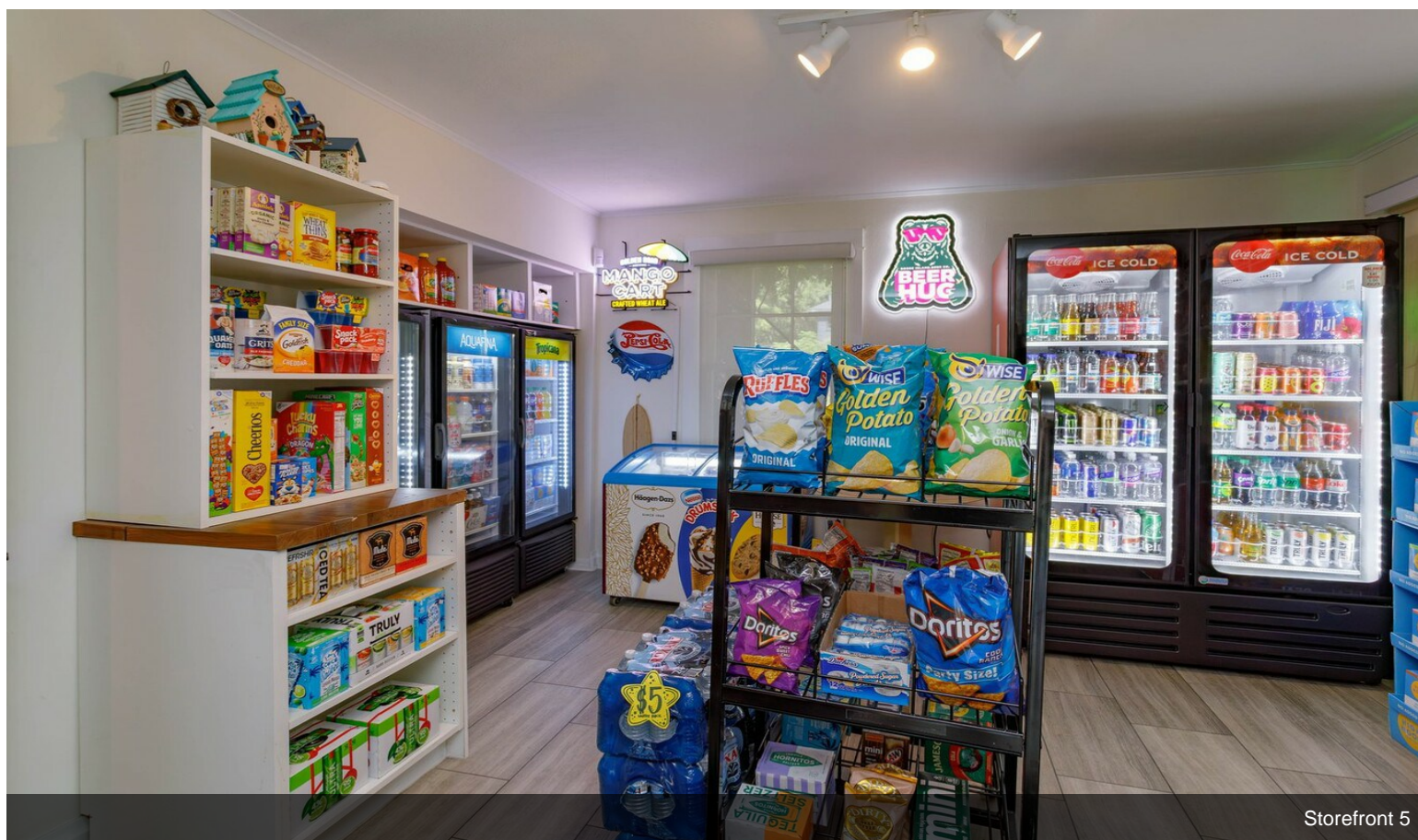


Storefront 3

Property Photos

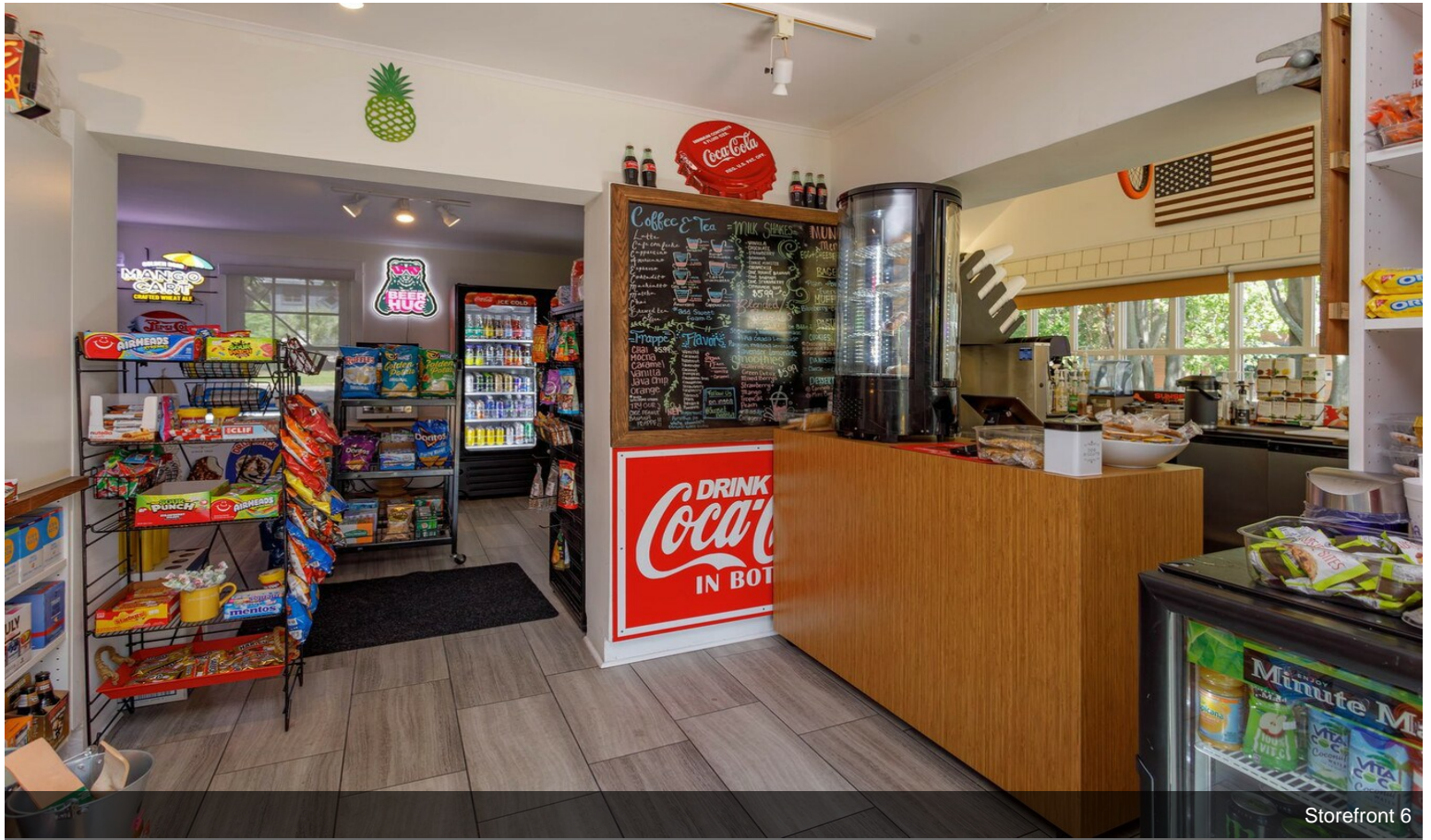


Storefront 4



Storefront 5

Property Photos



Storefront 6

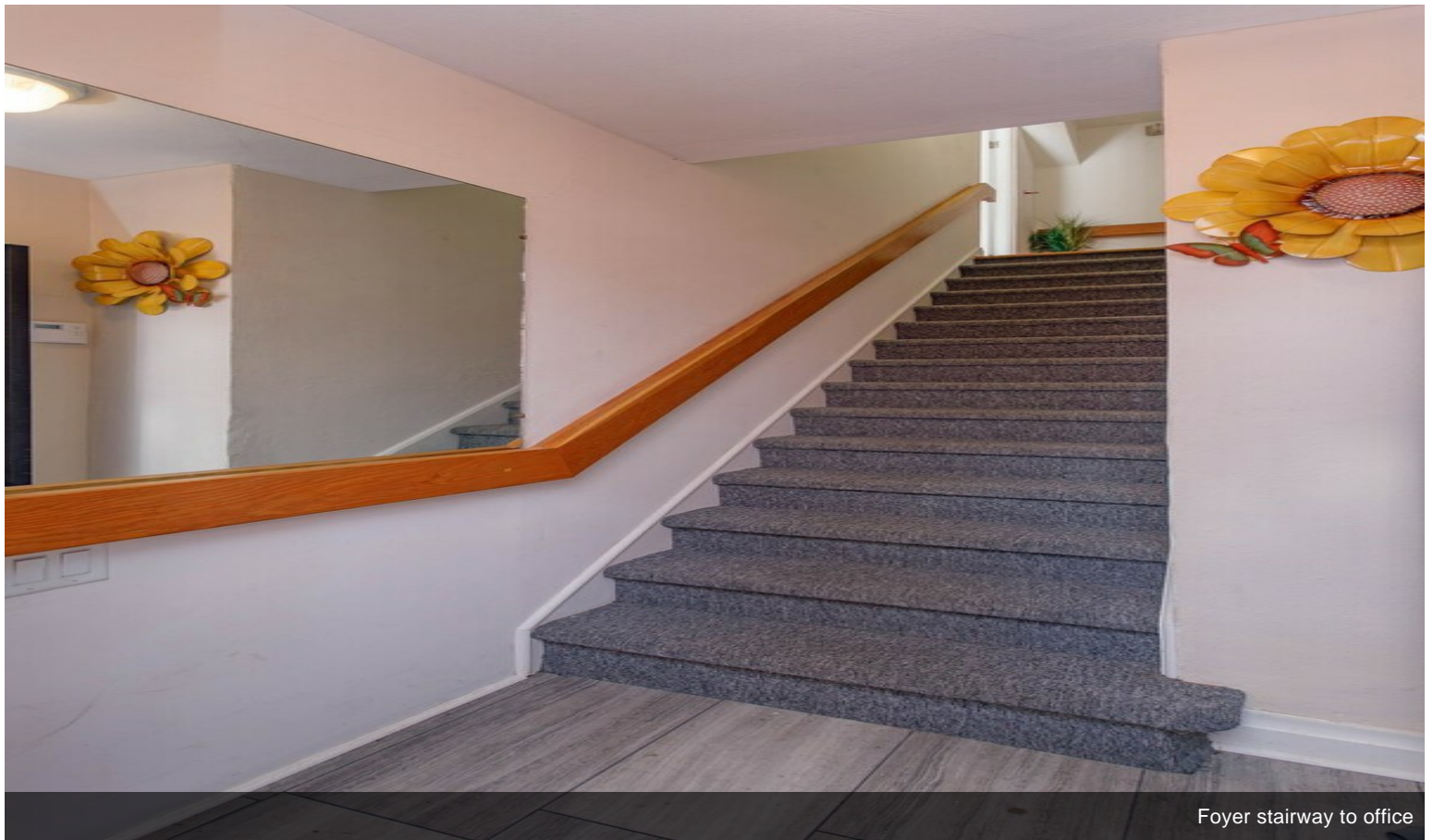


access to hall/bathroom

Property Photos



Bathroom



Foyer stairway to office

Property Photos



Office