

FULLY UPDATED, FREE-STANDING PROFESSIONAL OFFICE WITH PARKING IN DOWNTOWN ORLANDO - FOR SALE

**315 N. Fern Creek Avenue,
Orlando, FL 32803**
ATTRACTIVE PROFESSIONAL FINISHES!



Attention professional office users or investors! KW Commercial is pleased to offer for sale a 1,400 gross SF free-standing office with parking on .14 acres in the highly desirable Fern Creek District of downtown Orlando. Ideal for legal, accounting, finance, business and professional service firms.

The attractive and well-kept building and property was originally built in 1948 and was fully refurbished, upgraded and remodeled in 2019-2000. The stylish primary building includes two executive offices, a large entryway and central work area, breakroom with kitchen hook-ups, restroom, a fenced brick-paved out-door patio and a finished, 400 SF rear storage building that is climate controlled. The property is accessed from Fern Creek Avenue by an entry driveway and brick parking surface and includes a carport. The primary building has been completely modernized with professional fixtures and features. All equipment and systems are new as of the remodeling date.

The fenced out-door patio is great for an afternoon office break and the finished storage facility provides ample room for business files and goods or just extra needed space.

The property is located on a tree shaded lot, one parcel north of E. Robinson Street near downtown Orlando. This is an ideal professional office set-up with easy access to the Central Business District and Courts in Orlando. All urban goods and services are nearby.

Contract Broker for Details and Showings. Price - \$649,000.



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PROPERTY FEATURES

.14 Acre Parcel

Free-Standing Professional Office

1,400 Gross SF

Paved Parking

Fenced-Paved Patio

400 SF Storage

Fully Refurbished 2019

Updated Modern Systems

Two Executive Offices

Large Work Areas

Breakroom- Kitchen

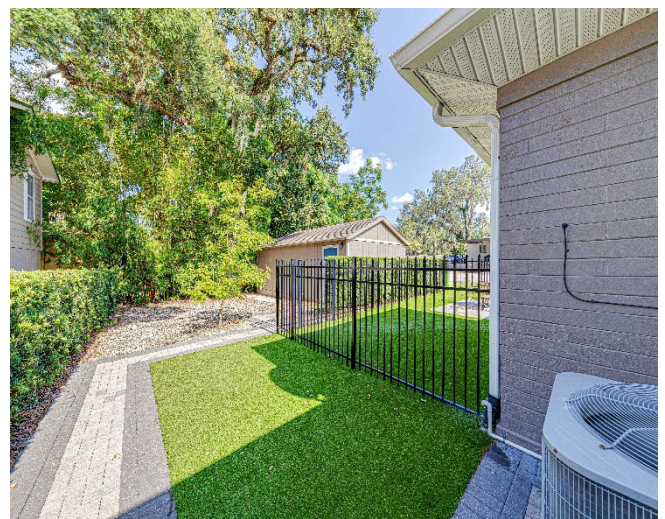
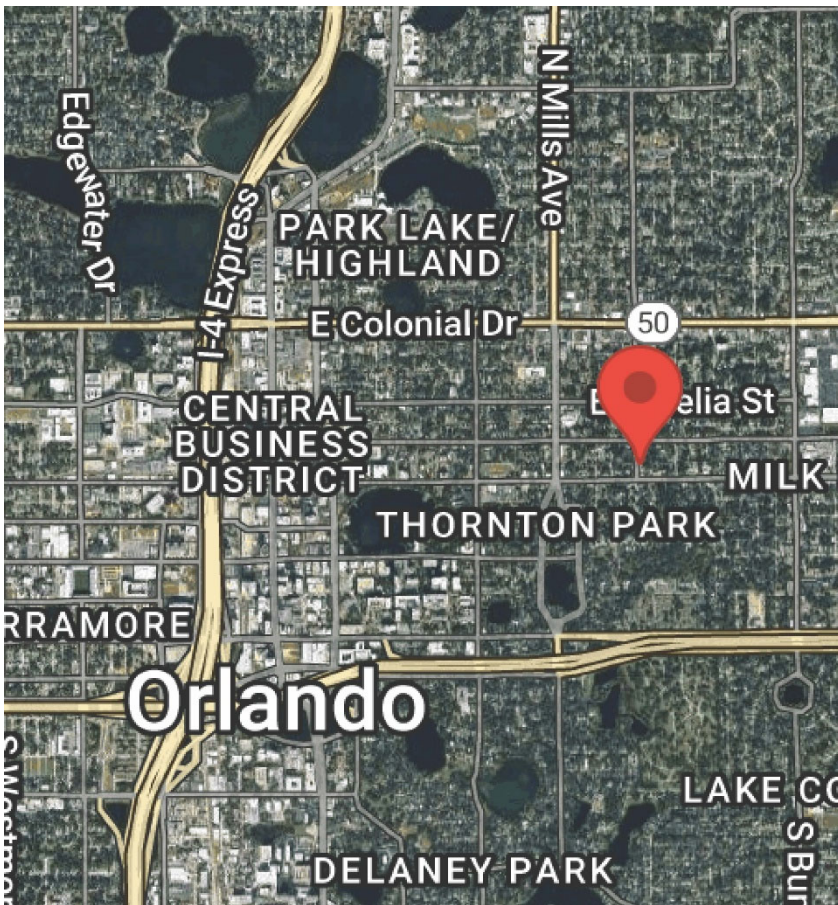
Clean - Attractive - Stylish

Highly Desirable Location

Ideal for Professionals



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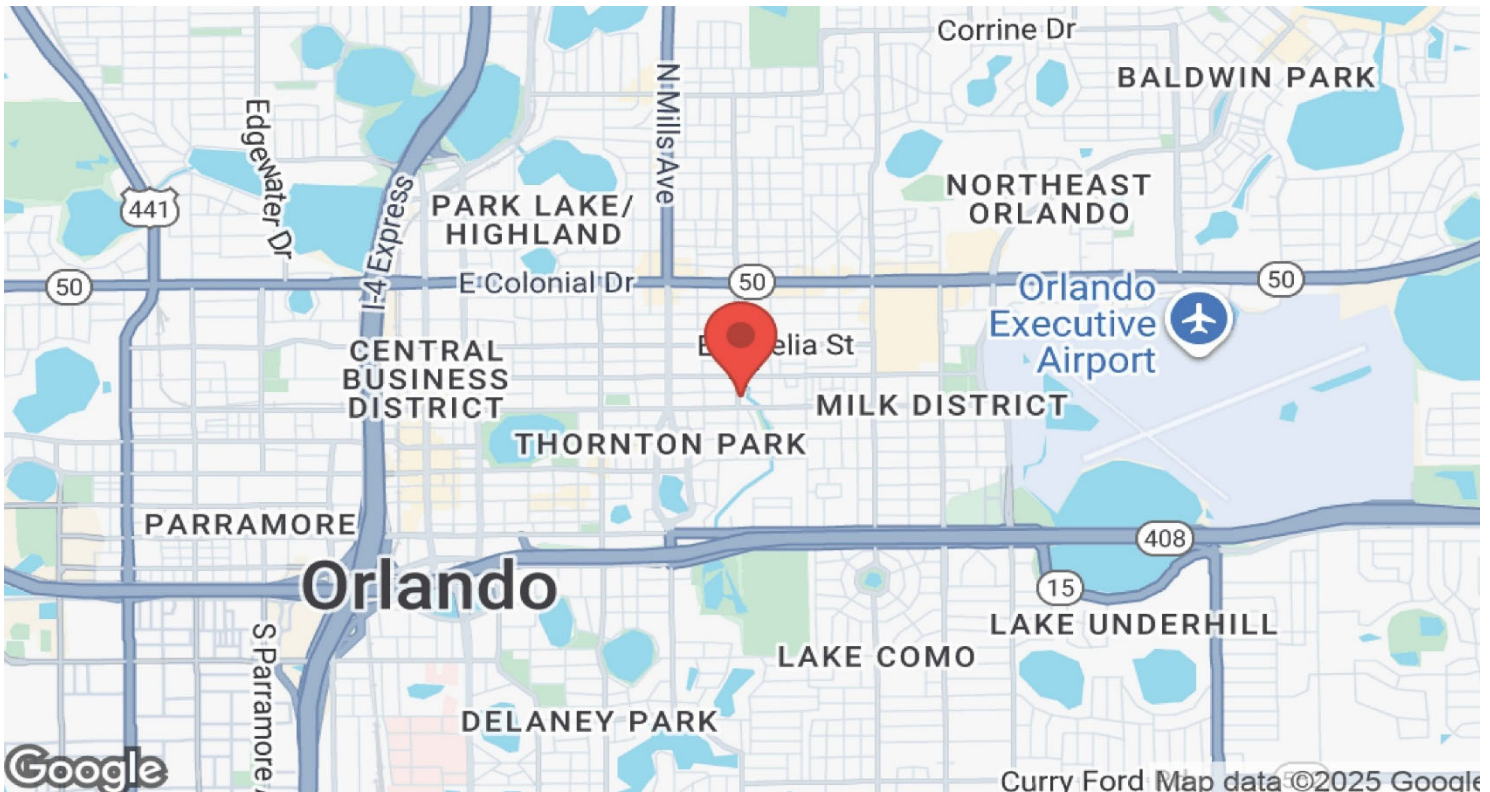


1,400 SF PROFESSIONAL OFFICE – 400 SF STORAGE



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EASY ACCESS TO ORLANDO'S CENTRAL BUSINESS DISTRICT



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