



FIVE COMMERCIAL BUILDINGS FOR SALE - ST. CLOUD, FLORIDA

9,881 SF | 1.76 AC



HARRISON
PROPERTIES

FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:

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HARRISON
PROPERTIES



FIVE COMMERCIAL BUILDINGS

117 13TH STREET - ST. CLOUD, FL - 34769



PRICE

\$3,000,000

ZONING

HB

INVESTMENT

OWNER USER

BUILDINGS

5

SQUARE FEET

9,881

LAND AREA

1.76 AC

HIGH-GROWTH LOCATION

OSCEOLA COUNTY

PARCEL ID

01-26-30-0001-0234-0170

INVESTMENT HIGHLIGHTS

COMMERCIAL BUILDINGS FOR SALE

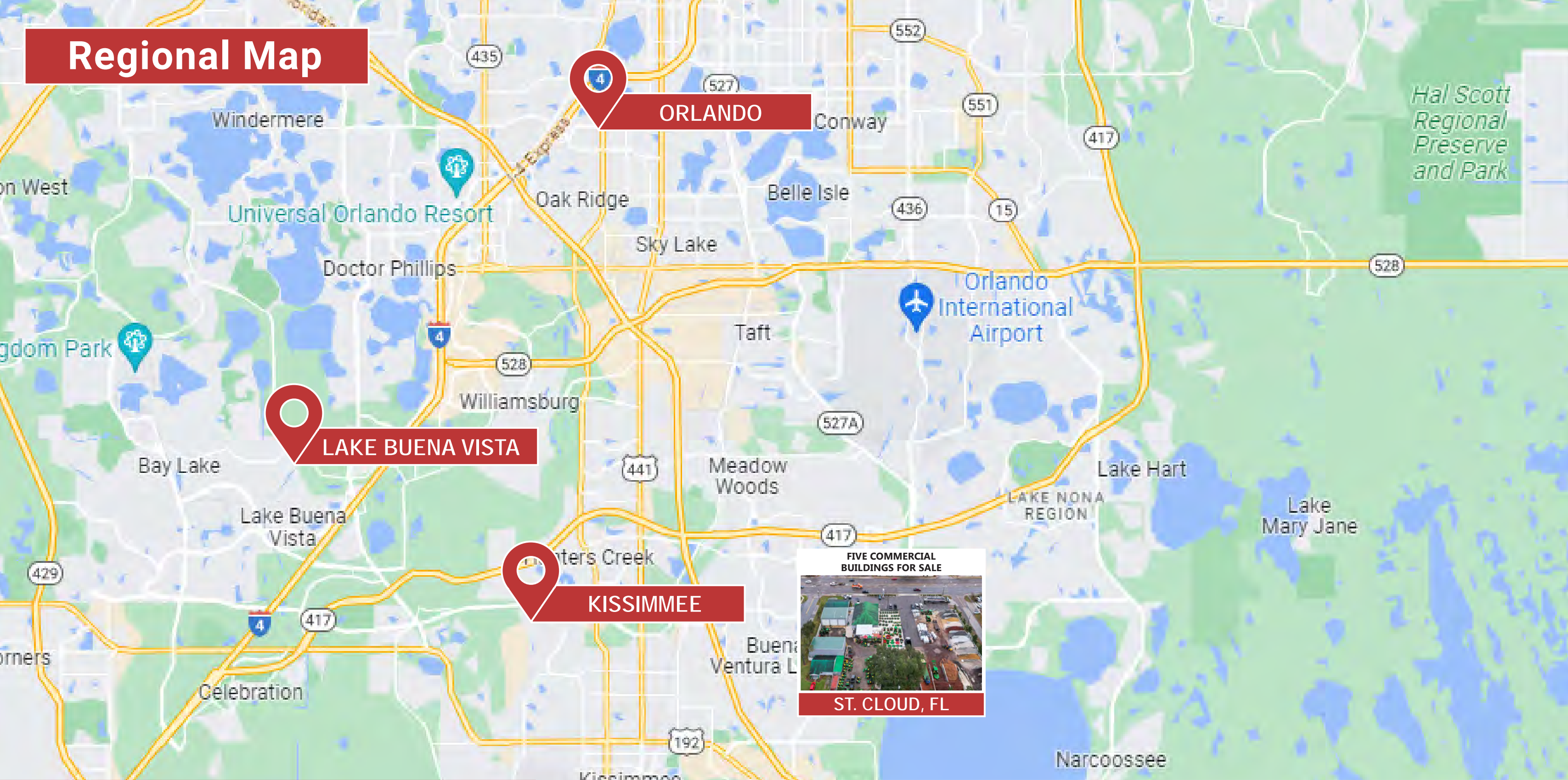
SOUTH OF ORLANDO, FL | TURNKEY OWNER-USER OPPORTUNITY

Harrison Properties is pleased to offer for sale five commercial buildings totaling 9,881 square feet on a generous 1.76-acre lot in St. Cloud, Florida. The opportunity presents an excellent investment opportunity for prospective new users seeking a strategically positioned and versatile commercial space. The property's coveted HB zoning, combined with its well-maintained structures, makes it an attractive choice for businesses seeking to establish or expand their presence in St. Cloud.

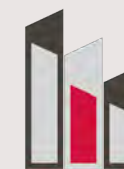
Located in the heart of St. Cloud, this property benefits from excellent accessibility to major transportation arteries and enjoys prime visibility, positioning new owners for success in an increasingly competitive market south of Orlando, FL. The region's robust economic growth and limited supply of suitable commercial properties make this site a coveted location on Hwy-192.

With its turnkey condition, the property provides an expedient and hassle-free entry into the market, allowing new users to swiftly commence operations. The property's potential for diverse uses, combined with the region's sustained growth and limited supply of suitable commercial spaces, positions it as a future-forward investment choice. Please reach out to Austen Wiley | Harrison Properties with any questions.

Regional Map



COMMERCIAL BUILDINGS FOR SALE
SOUTH OF ORLANDO, FL



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Location Map

HWY 192

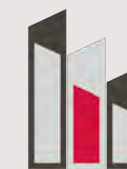
FLORIDA'S TURNPIKE

FIVE COMMERCIAL
BUILDINGS FOR SALE



ST. CLOUD, FL

COMMERCIAL BUILDINGS FOR SALE
SOUTH OF ORLANDO, FL



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AERIAL MAP

5 Buildings on 1.76 acres



COMMERCIAL BUILDINGS FOR SALE
SOUTH OF ORLANDO, FL



An aerial photograph of a suburban neighborhood. The image shows a mix of residential houses, commercial buildings, and parking lots. A central dark grey rectangular overlay contains the text 'PROPERTY PHOTOS' in large white capital letters, followed by a horizontal line and 'COMMERCIAL BUILDINGS FOR SALE' in smaller white capital letters. The background shows a street intersection, a large white commercial building with a green-trimmed roof, and various other houses and trees.

PROPERTY PHOTOS

COMMERCIAL BUILDINGS
FOR SALE



COMMERCIAL BUILDINGS FOR SALE
SOUTH OF ORLANDO, FL



ORLANDO

Theme Park Capital

Orlando is a prime business destination due to its strategic location, booming economy, business-friendly environment, skilled workforce, and thriving tourism industry. The city fosters innovation, offers a high-quality infrastructure, and provides a supportive entrepreneurial ecosystem, making it an excellent place for businesses to grow and prosper.

Orlando is a thriving city in Central Florida, and it offers numerous advantages for doing business, making it an attractive destination for entrepreneurs and companies alike. The city earned over \$31 billion last year from tourism, representing 20% of the city's total gross domestic product.

In conclusion, Orlando's strategic location, business-friendly environment, strong economy, skilled workforce, and quality of life make it an excellent place to do business. Whether you're a startup or an established company, Orlando offers the opportunities and resources necessary to succeed and grow in a dynamic market.

5.2M

Projected to add 1,500+ people to the region every week for the next 11 years reaching a population of 5.2 million

\$31B

City earned over \$31 Billion from tourism in 2022 with 74M visitors landing them #1 travel destination in the US

1.4M+

Ranked #2 in the country for Job Growth with 1.4M+ workers in the Existing Labor Pool





AUSTEN WILEY

VP | BROKERAGE

Austen Wiley specializes in Investment Sales Brokerage at Harrison Properties. He has successfully closed commercial real estate transactions across multiple property types in the Atlanta-Metro and Southeast for nearly a decade. Austen implements an intelligently aggressive approach to his business, and works to achieve client's goals through the highest understanding of asset underwriting, capital markets and innovative marketing strategies. He has a deep understanding of complex deal negotiation and the effort it takes to move a deal from start to finish. Austen holds a "Master of Science in Commercial Real Estate" Degree from Georgia State University, the number (8) ranked Commercial Real Estate Master's Program in the United States. Austen is a licensed Broker in Georgia and Florida.



JOHN HARRISON

PRESIDENT | BROKERAGE

John Harrison has served the Atlanta market for over 35 years in advisory, consulting and transaction services, and also specializes in asset recapitalization and value-add services. He began his career with Ackerman & Co. during the early 80's and specialized in the marketing of retail, office and mixed-use properties. He has closed leases and investment sales in excess of \$500 million, and has been a member of the Million Dollar Club for 15-years. He is also a recipient of the Phoenix Award. As a partner with CBH Properties, he was involved in all phases of the development, management and ownership process.

John was Vice President of Commercial Sales at both McWhirter Realty Corp. and Roberts Commercial and was a top producer with each company. During this time period, John was involved in the sale of over 80 retail centers and office properties, and sold medical properties in excess of \$40M. He has a college degree from Emory University.



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