



FIVE COMMERCIAL BUILDINGS FOR SALE - ST. CLOUD, FLORIDA

9,881SF / 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

SQUARE FEET
9,881

ZONING
HB

LAND AREA
1.76 AC

INVESTMENT
OWNER USER

HIGH-GROWTH LOCATION
OSCEOLA COUNTY

BUILDINGS
5

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.

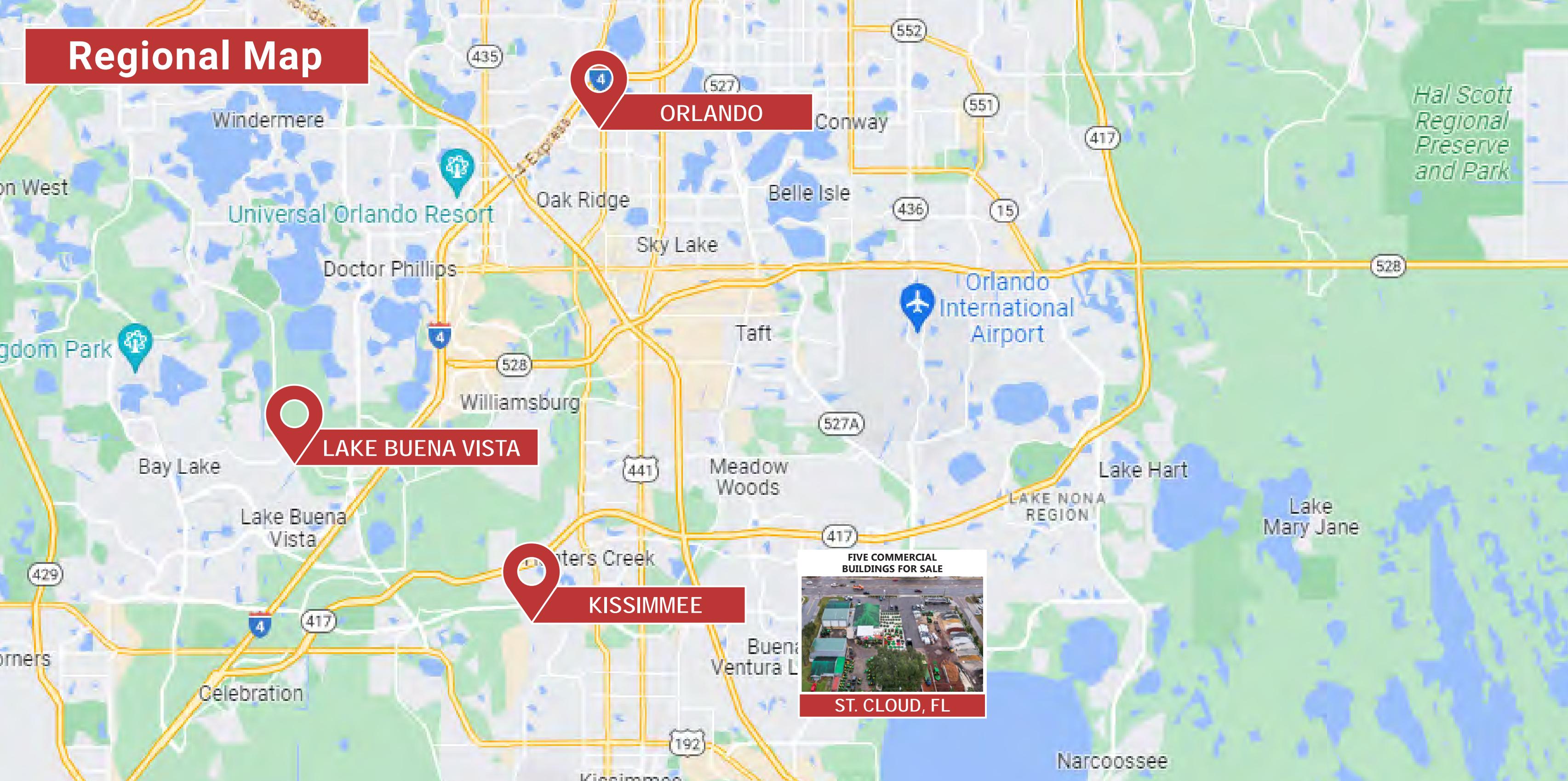
With its turnkey condition, the property provides an expedient and hassle-free entry into the market, allowing new users to swiftly commence operations. The property's potential for diverse uses, combined with the region's sustained growth and limited supply of suitable commercial spaces, positions it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

COMMERCIAL BUILDINGS FOR SALE
SOUTH OF ORLANDO, FL



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Regional Map

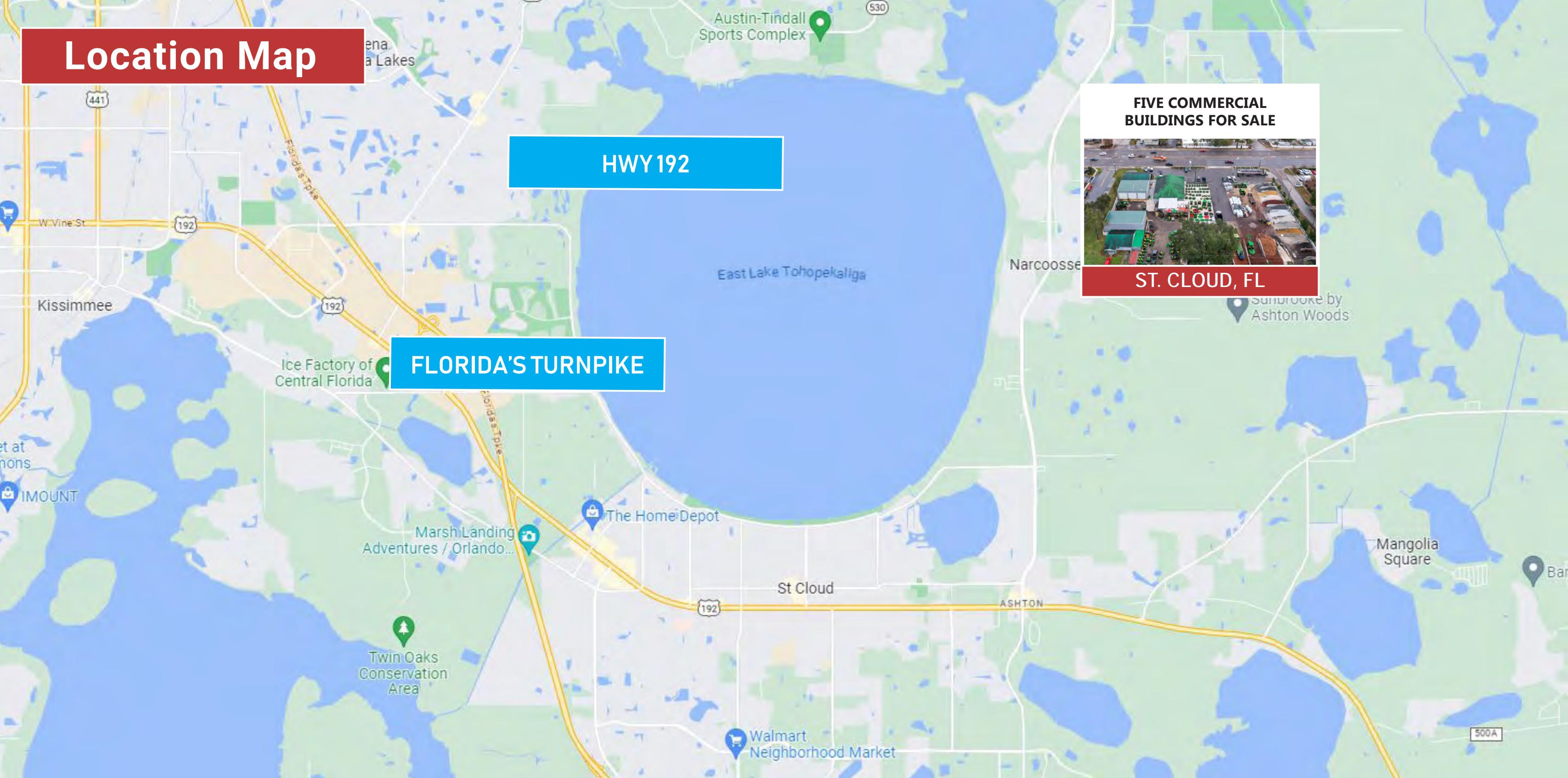


COMMERCIAL BUILDINGS FOR SALE
SOUTH OF ORLANDO, FL



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Location Map



COMMERCIAL BUILDINGS FOR SALE
SOUTH OF ORLANDO, FL



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AERIAL MAP

5 Buildings on 1.76 acres



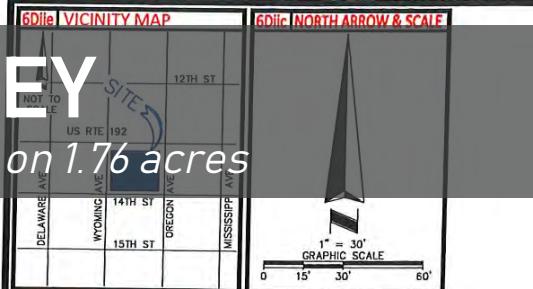
COMMERCIAL BUILDINGS FOR SALE
SOUTH OF ORLANDO, FL



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SURVEY

5 Buildings on 1.76 acres



5CIII OBSERVED POTENTIAL ENTRACHEAMENTS

① LANDSCAPE WALL AND FENCE INSIDE RIGHT OF WAY, AS SHOWN.
② BUILDING LIES WITHIN EASEMENT FOR STATE ROAD RIGHT OF WAY AS RECORDED IN DEED BOOK 104, PAGE 303.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120191 0257 G (MAP NO. 12097C0257G), WHICH BEARS AN EFFECTIVE DATE OF 06/16/2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6DID LEGEND AND ABBREVIATIONS	
CONCRETE SURFACE	BRW BRICK RETAINING WALL
NO PARKING AREA	(C) CALCULATED DATA
LANDSCAPING	CO COCONUT SHELL CUTTER
BRICK SURFACE	LRW LANDSCAPE RETAINING WALL
HANDICAP PARKING	(M) FIELD MEASURED DATA
ELECTRIC BOXES/STRUCTURES	MBW STACKED MARBLE WALL
GUT ANCHOR	OR OFFICIAL RECORDS
LIGHT POLE	PL PLAT
TELEPHONE POLE	(R) PLAT BOOK B, PAGES 33 AND 34
AIR CONDITIONER	WF WOOD FENCE
CATCH BASIN	
SANITARY MANHOLE	
FIRE HYDRANT	
WATER METER	
MANHOLE (UNKNOWN)	
TELEPHONE UTILITY MARKER	RECOVERED MONUMENT AS NOTED
GAS UTILITY MARKER	SET MONUMENT AS NOTED
BOLLARD	OVERHEAD UTILITY LINE
CAR STOP	BUILDING OVERHANG
	EASEMENT

6CIVI PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5EI "SCHEDULE B - SECTION 2" ITEMS	
④	RESTRICTIONS, COVENANTS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF SEMINOLE LAND & INVESTMENT CO.'S MAP OF TOWN OF ST. CLOUD, RECORDED IN PLAT BOOK B, PAGES 33 AND 34, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTING NOTHING TO PLOT-RIGHT OF WAY WIDTHS AS SHOWN.)
⑤	RESERVATION OF ROAD RIGHTS OF WAY IN FAVOR OF THE STATE OF FLORIDA, THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, AS SET FORTH IN THAT CERTAIN DEED RECORDED AUGUST 21, 1948, IN DEED BOOK 104, PAGE 363. (NOTE: AS TO SAID RESERVATION, THE RESERVATION FOR MINING AND EXPLORATION HAVE BEEN MODIFIED BY THE RELEASE OF THE RIGHT OF ENTRY INTO THE INSURED PREMISES, AS CONTAINED IN SECTION 270.11 OF THE FLORIDA STATUTES) (LOTS 31 & 22) (AFFECTS, BLANKET IN NATURE FOR MINERAL RIGHTS RESERVATION AND THE EASEMENT FOR STATE ROAD RIGHT OF WAY AS IS SHOWN.)
⑥	PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS AND RESERVATION OF ROAD RIGHTS OF WAY IN FAVOR OF THE STATE OF FLORIDA, THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, AS SET FORTH IN THE CERTAIN DEED RECORDED JULY 22, 1948, IN DEED BOOK 114, PAGE 194. (NOTE: AS TO SAID RESERVATION, THE RESERVATION FOR MINING AND EXPLORATION HAVE BEEN MODIFIED BY THE RELEASE OF THE RIGHT OF ENTRY INTO THE INSURED PREMISES, AS CONTAINED IN SECTION 270.11 OF THE FLORIDA STATUTES) (LOTS 19 & 20) (DEED RESERVATIONS DO NOT AFFECT DUE TO THE SUBJECT PARCEL CONTAINING LESS THAN 10 ACRES AGGREGATE.)
⑦	PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS AND RESERVATION OF ROAD RIGHTS OF WAY IN FAVOR OF THE STATE OF FLORIDA, THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, AS SET FORTH IN THAT CERTAIN DEED RECORDED JULY 15, 1948, IN DEED BOOK 114, PAGE 194. (NOTE: AS TO SAID RESERVATION, THE RESERVATION FOR MINING AND EXPLORATION HAVE BEEN MODIFIED BY THE RELEASE OF THE RIGHT OF ENTRY INTO THE INSURED PREMISES, AS CONTAINED IN SECTION 270.11 OF THE FLORIDA STATUTES) (LOTS 13 & 16) (RESERVATION FOR MINERAL RIGHTS DOES NOT AFFECT FOR LANDS INSIDE A MUNICIPALITY, THE RESERVATION FOR EASEMENT FOR STATE ROAD RIGHT OF WAY DOES NOT AFFECT DUE TO THE SUBJECT PARCEL LANDS LYING WITHIN A MUNICIPALITY.)
⑧	PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS AND RESERVATION OF ROAD RIGHTS OF WAY IN FAVOR OF THE STATE OF FLORIDA, THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, AS SET FORTH IN THAT CERTAIN DEED RECORDED JULY 22, 1948, IN DEED BOOK 114, PAGE 277. (NOTE: AS TO SAID RESERVATION, THE RESERVATION FOR MINING AND EXPLORATION HAVE BEEN MODIFIED BY THE RELEASE OF THE RIGHT OF ENTRY INTO THE INSURED PREMISES, AS CONTAINED IN SECTION 270.11 OF THE FLORIDA STATUTES) (LOTS 13-16) (RESERVATION FOR MINERAL RIGHTS DOES AFFECT FOR LANDS INSIDE A MUNICIPALITY, THE RESERVATION FOR EASEMENT FOR STATE ROAD RIGHT OF WAY DOES NOT AFFECT DUE TO THE SUBJECT PARCEL LANDS LYING WITHIN A MUNICIPALITY.)

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE	
2 *TABLE A* PROPERTY ADDRESS	6BIV CONTOUR STATEMENT
3 *TABLE A* FLOOD INFORMATION	6BIX TITLE COMMITMENT INFORMATION
4 *TABLE A* LAND AREA	6DII RECORDED SETBACK OR EASEMENT AS PER BOOK
5BII ACCESS TO PROPERTY	6DIII NORTH ARROW & SCALE
5CIII SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	11 *TABLE A* UTILITY INFORMATION
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	17 *TABLE A* RIGHT OF WAY CHANGES

8 SUBSTANTIAL FEATURES OBSERVED	
ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, IN SOME JURISDICTIONS, B11 OR OTHERWISE SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. (OBSERVED EVIDENCE ONLY PER THE CLIENT'S REQUEST)	THIS SURVEY MEETS OR EXCEEDS THE FLORIDA STANDARDS OF PRACTICE AS SET IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17-0.50 FOR A BOUNDARY SURVEY. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF FLORIDA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
7B *TABLE A* BUILDING AREA	18 *TABLE A* WETLAND AREAS
7C *TABLE A* BUILDING HEIGHT	19 *TABLE A* OFFSITE EASEMENTS OR SERVICES

SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS HERE OBSERVED AT THE TIME OF THIS SURVEY.

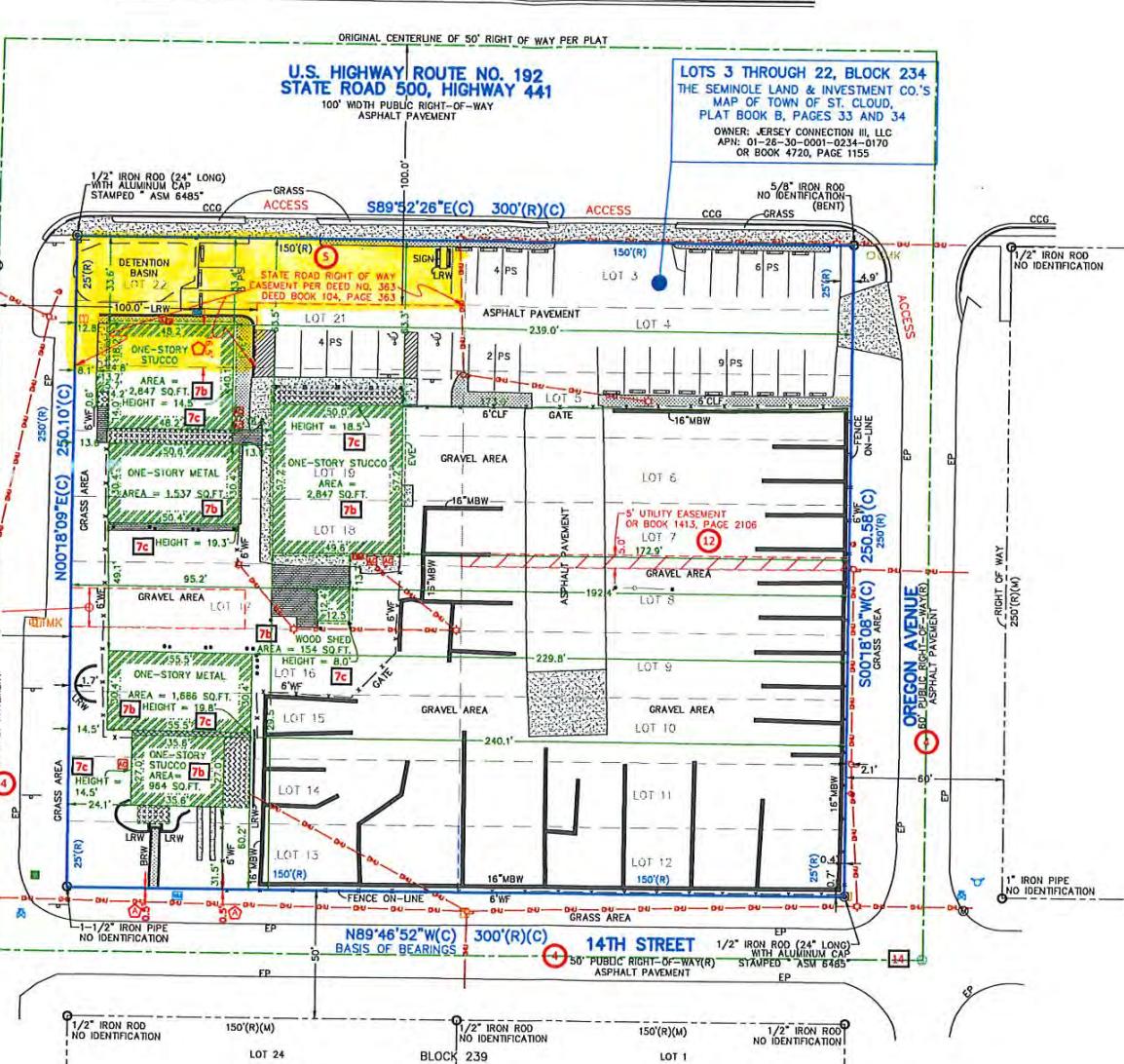


TABLE OF REFERENCES	
OR BOOK 4720, PAGE 1155	
PLAT BOOK B, PAGES 33 AND 34	

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	SKIP	DRAWING SCALE	1" = 30'
12/11/18	CLIENT COMMENTS	JCT	-	-	-	DRAWN BY	CD/WRT	OC BY	DWK 12/06/18
12/17/18	CLIENT COMMENTS	SLN	-	-	-	DRAWING NAME			1807586-19404-SAINT CLOUD-FLDWG
12/20/18	CLIENT COMMENTS	TD	-	-	-				

6BII TITLE COMMITMENT INFORMATION
THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM CHICAGO TITLE INSURANCE COMPANY, FILE NO: 20180524, HAVING AN EFFECTIVE DATE OF NOVEMBER 13, 2018.

SHEET 1 OF 1

6BII TITLE DESCRIPTION

LOTS 3 THROUGH 22, INCLUSIVE, BLOCK 234, THE SEMINOLE LAND & INVESTMENT CO.'S MAP OF TOWN OF ST. CLOUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGES 33 AND 34, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

5EI "SCHEDULE B - SECTION 2" ITEMS

- ⑨ PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS AND RESERVATION OF ROAD RIGHTS OF WAY IN FAVOR OF THE STATE OF FLORIDA, THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, AS SET FORTH IN THAT CERTAIN DEED RECORDED NOVEMBER 15, 1956 IN DEED BOOK 165, PAGE 318. (NOTE: AS TO SAID RESERVATION, THE RESERVATION FOR MINING AND EXPLORATION HAVE BEEN MODIFIED BY THE RELEASE OF THE RIGHT OF ENTRY INTO THE INSURED PREMISES, AS CONTAINED IN SECTION 270.11 OF THE FLORIDA STATUTES) (LOT 12) (AFFECTS, BLANKET IN NATURE-NOTHING TO PLOT.)
- ⑩ INGRESS/EGRESS EASEMENT GRANTED IN AGREEMENT FOR DEED RECORDED JUNE 9, 1975 IN OFFICIAL RECORDS BOOK 471, PAGE 397 AND DEED RECORDED IN ASSIGNMENT OF CONTRACT RECORDED IN BOOK 616, PAGE 89. (LOT 17)
- ⑪ PUBLIC EASEMENT GRANTED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 843, PAGE 1998; PAGE 1994. (LOTS 3 & 4) (NO LONGER EXISTS, RESTAURANT IS NO LONGER LOCATED ON THE SUBJECT PARCEL.)
- ⑫ UTILITY EASEMENT IN FAVOR OF THE CITY OF ST. CLOUD, FLORIDA, RECORDED JULY 3, 1997 IN OFFICIAL RECORDS BOOK 1413, PAGE 2106. (AFFECTS, AS SHOWN.)
- ⑬ ORDINANCE NO. 2004-62 ACKNOWLEDGING AUTHORIZATION TO CREATE A COMMUNITY REDEVELOPMENT AGENCY RECORDED JULY 14, 2004 IN OFFICIAL RECORDS BOOK 2557, PAGE 64. (WAY STILL AFFECT, PENDING ON ANY CURRENT ZONING RESOLUTIONS.)
- ⑭ RESOLUTION NO. 2015-001 GRANTING A CONDITIONAL USE RECORDED JANUARY 13, 2015 IN OFFICIAL RECORDS BOOK 4721, PAGE 1542. (AFFECTS, AS SHOWN.) (WAY STILL AFFECT, PENDING ON ANY CURRENT ZONING RESOLUTIONS.)

6DII SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. EVIDENCE OF UTILITIES ARE SHOWN, BUT NO RECORDS OF THE EXISTENCE OF THE UTILITIES ARE SHOWN. THE UTILITIES ARE REFERRED TO AS PAVING, EASEMENTS, SERVITUDES, STRUCTURES, BUILDINGS, PARTS OF BUILDINGS, ETC. ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY PROVIDED.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.

4 LAND AREA	75,103± SQUARE FEET	1.724± ACRES
6BIV BEARING BASIS		

BEARINGS SHOWN HEREON ARE ASSUMED BASED ON NORTHERLY RIGHT OF WAY LINE OF 14TH STREET, WHICH HAS BEEN CALCULATED TO BEAR NB946°52'W.

5F CEMETERY NOTE

THESE ARE NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 28 HANDICAP = 2 TOTAL = 30

5BIII ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO U.S. HIGHWAY ROUTE NO. 192 AND OREGON AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

THESE ARE NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6BVI CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, CORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

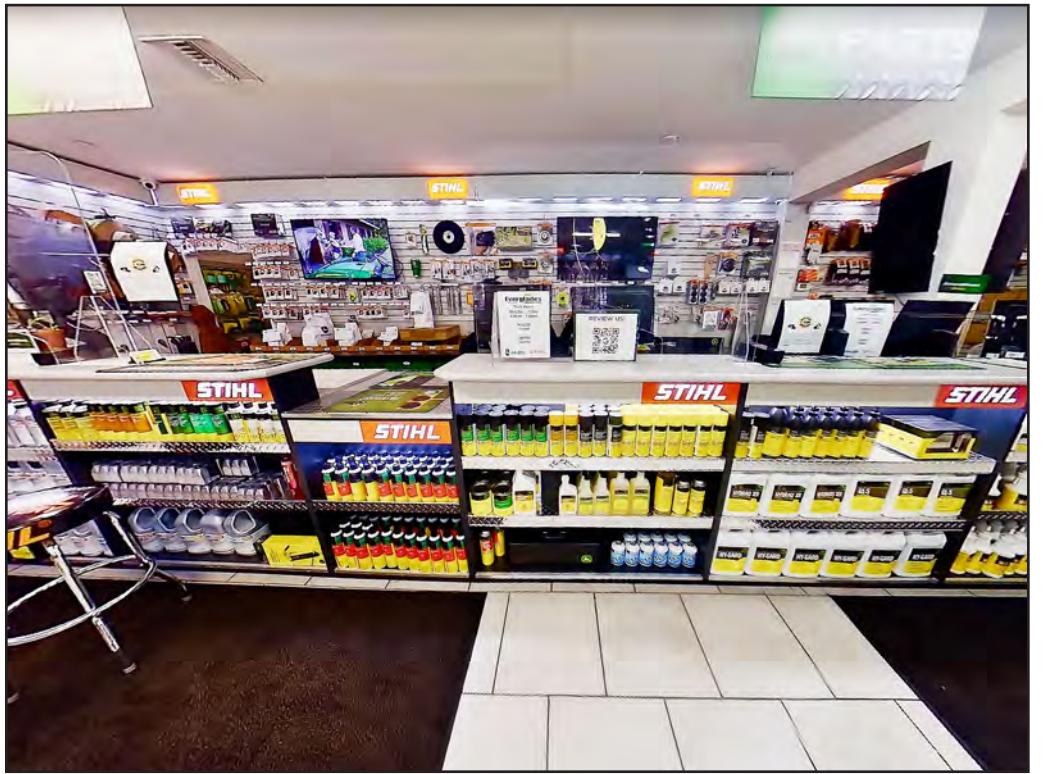
TO: EFE, INC., A FLORIDA CORPORATION; BANK OF AMERICA, N.A., ISAOA; CHICAGO TITLE INSURANCE COMPANY, DOMINION TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS FULLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), (aa), (bb), (cc), (dd), (ee), (ff), (gg), (hh), (ii), (jj), (kk), (ll), (mm), (nn), (oo), (pp), (qq), (rr), (ss), (tt), (uu), (vv), (ww), (xx), (yy), (zz), (aa), (bb), (cc), (dd), (ee), (ff), (gg), (hh), (ii), (jj), (kk), (ll), (mm), (nn), (oo), (pp), (qq), (rr), (ss), (tt), (uu), (vv), (ww), (xx), (yy), (zz), (aa), (bb), (cc), (dd), (ee), (ff), (gg), (hh), (ii), (jj), (kk), (ll), (mm), (nn), (oo), (pp), (qq), (rr), (ss), (tt), (uu), (vv), (ww), (xx), (yy), (zz), (aa), (bb), (cc), (dd), (ee), (ff), (gg), (hh), (ii), (jj), (kk), (ll), (mm), (nn), (oo), (pp), (qq), (rr), (ss), (tt), (uu), (vv), (ww), (xx), (yy),



PROPERTY PHOTOS

COMMERCIAL BUILDINGS FOR SALE



COMMERCIAL BUILDINGS FOR SALE
SOUTH OF ORLANDO, FL

 **HARRISON**
PROPERTIES

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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