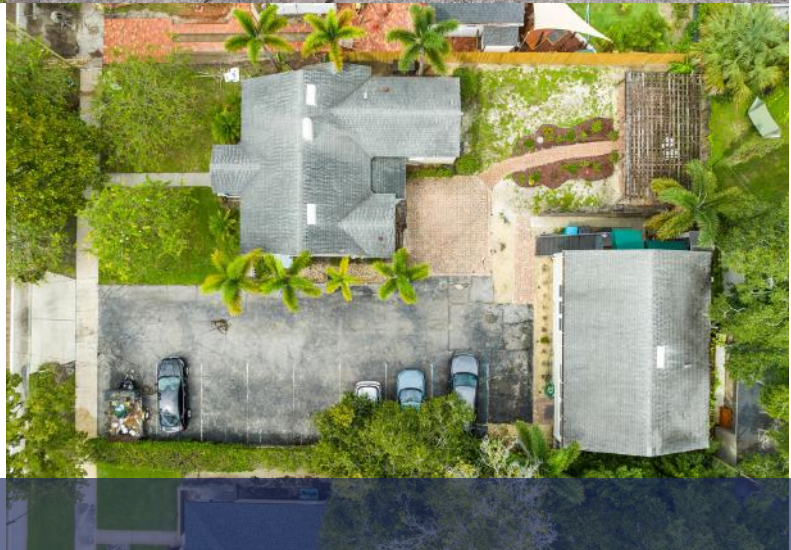




CREEGAN
GROUP

Tim@creegangroup.com



• *1513 & 1515 E Livingston St, Orlando, FL 32803*

FOR SALE : \$1,100,000



1513 & 1515 E Livingston St, Orlando, FL 32803

Office Triplex - Mixed-Use Property with O-1/T/HP Zoning This unique office triplex offers an excellent opportunity for both owner-occupiers and investors seeking passive income. The front office, just under 1,200 sqft., features a welcoming lobby and reception area, three generously sized offices, a boardroom, a full bathroom, a half bathroom, and a kitchen/dining space. The front building will be delivered vacant at closing, making it ideal for immediate use or leasing. At the rear, the two-story office building, totaling 1,800 sqft., is fully leased to two tenants. Each floor, approximately 900 sqft., both with private entrances, creating flexibility for tenants or potential owners. The light-filled ground floor includes a reception area, conference room, office, kitchenette, and storage rooms. The second floor, accessed via an exterior staircase, features a spacious waiting area, one large office, two smaller offices, a full kitchen, and a bathroom—offering both functionality and comfort. The property also boasts an outdoor patio with a gazebo, perfect for coffee breaks or informal meetings. Situated on a .25-acre lot with 10 dedicated parking spaces (and room for potential expansion), it's an ideal location close to Colonial Town, the Milk District, downtown, and I-4. Whether you're looking to occupy part of the property while generating rental income or purely invest, this versatile property offers multiple income streams and prime location benefits. Call today to arrange your private tour and explore the possibilities!



1513 & 1515 E Livingston St, Orlando, FL 32803

Front Building 1513
Vacant upon Closing 1200 Sqft



lobby and reception area, three generously sized offices, a boardroom, a full bathroom, a half bathroom, and a kitchen/dining space.

3D TOUR

<https://my.matterport.com/show/?m=GeU9yQKk24k>



1513 & 1515 E Livingston St, Orlando, FL 32803

Rear Building 1515
two story each 900 SFQT



Each floor, approximately 900 sqft., both with private entrances, creating flexibility for tenants or potential owners. The light-filled ground floor includes a reception area, conference room, office, kitchenette, and storage rooms. The second floor, accessed via an exterior staircase, features a spacious waiting area, one large office, two smaller offices, a full kitchen, and a bathroom

3D TOUR

<https://my.matterport.com/show/?m=YDALMKpKC86>

<https://my.matterport.com/show/?m=MjXtdoFy9QT>



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TENANT INFO

The rear buildings are leased.

Downstairs: Pays \$1700 per month and the lease expires in June 2025 tenant been there since 2018.

Upstairs : \$2025 per month with 3% increases per year. Start date: June 2024 - lease end date May 2027

Front buidling vacant upon closing - 1200 sqft



Tim Boon

Realtor | Creegan Group

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