

FIVE COMMERCIAL BUILDINGS FOR SALE - ST. CLOUD, FLORIDA



## FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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**PRICE** 

\$2,350,000

**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**

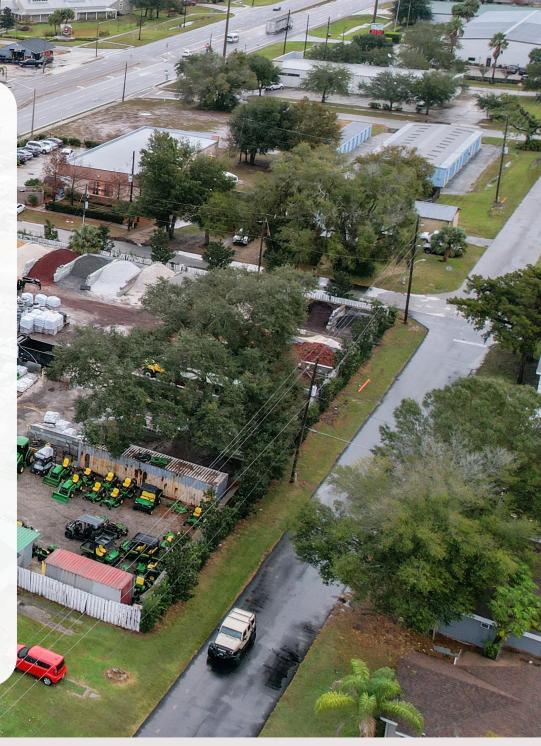
COMMERCIAL BUILDINGS FOR SALE

## SOUTH OF ORLANDO, FL | TURNKEY OWNER-USER OPPORTUNITY

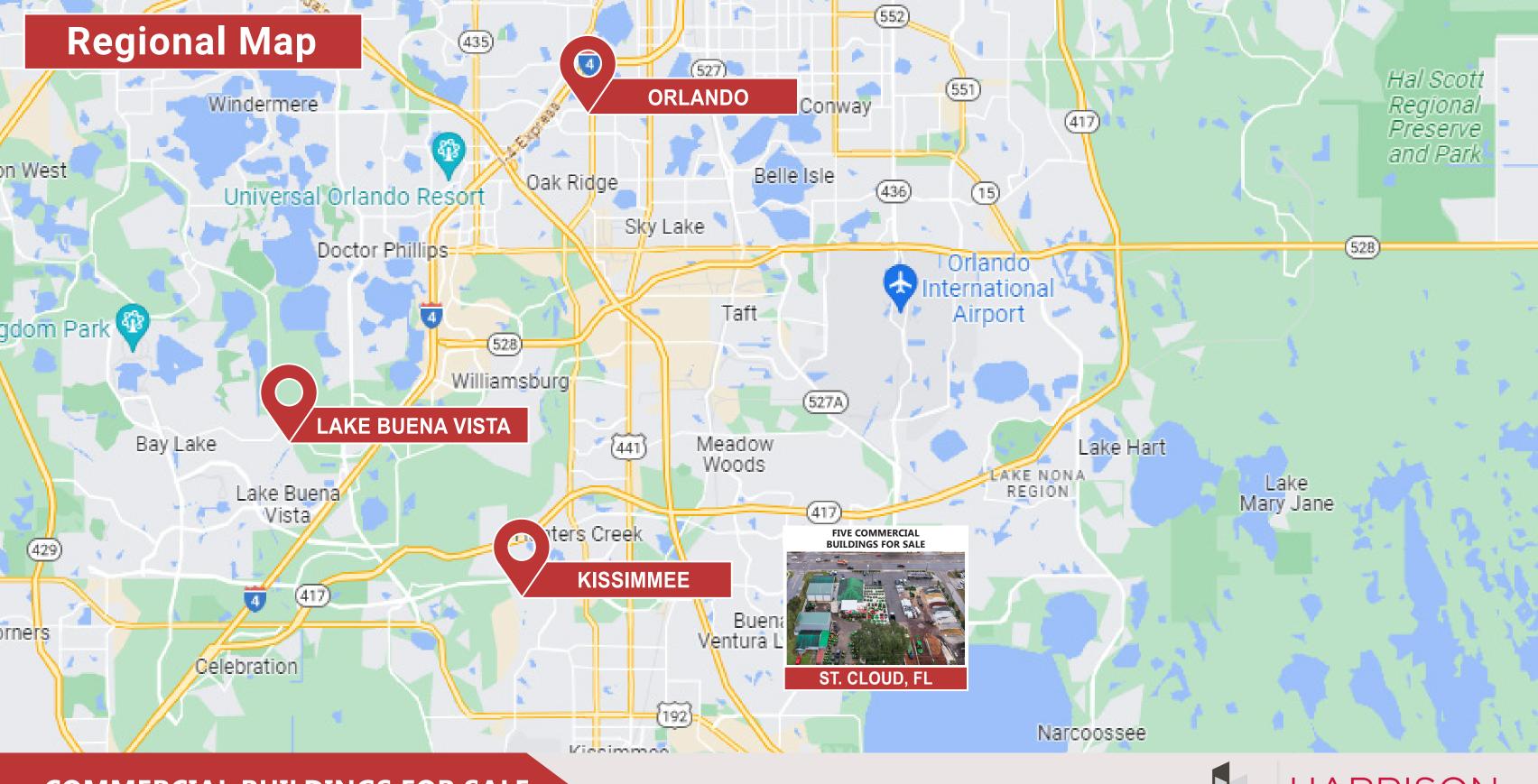
Harrison Properties is pleased to offer for sale five commercial buildings totaling 9,881 square feet on a generous 1.76-acre lot in St. Cloud, Florida. The opportunity presents an excellent investment opportunity for prospective new users seeking a strategically positioned and versatile commercial space. 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.

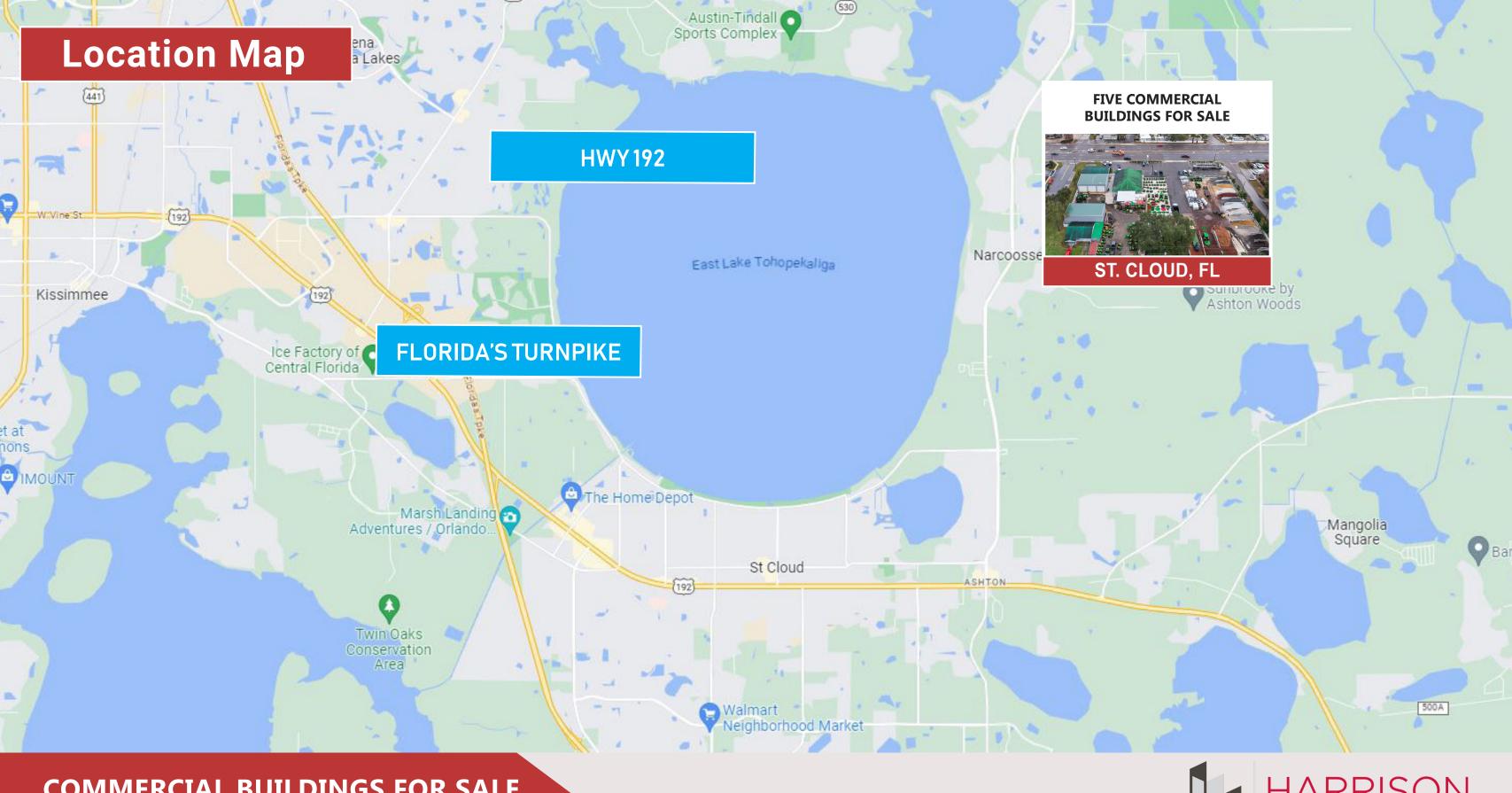






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NOSCAPE WALL AND FENCE INSIDE RIGHT OF WAY, AS SHOWN. BUILDING LIES WITHIN EASEMENT FOR STATE ROAD RIGHT OF WAY AS RECO

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. 120702257G), WHICH BEARS AN EFFECTIVE DATE OF 05/18/2013, ANI IS NOT IN A SPECIAL FLOOD HAZARO AREA, NO FIELD SURVEYING WAS PERFORUE TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSID THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## LEGEND AND ABBREVIATIONS

Sign	CONCRETE SURFACE	BRW	BRICK RETAINING WALL
	NO PARKING AREA	(C)	CALCULATED DATA
	LANDSCAPING	LRW	CONCRETE CURB & GUTTER LANDSCAPE RETAINING WALL
	BRICK SURFACE	(M)	FIELD MEASURED DATA
	HANDICAP PARKING ELECTRIC BOXES/STRUCTURES	MBW	STACKED MARBLE WALL OFFICIAL RECORDS
B	LITHITY POLE	PS	PARKING SPACE(S)
2	GÜY ANCHÖR LIGHT POLE	(R)	PLAT BOOK B, PAGES 33 AND
ř	ELECTRIC METER	WF	WOOD FENCE
MG.	AIR CONDITIONER		
100	CATCH BASIN		
(5)	SANITARY MANHOLE		
D.	FIRE HYDRANT		
畠	WATER VALVE		
Ø	WATER METER MANHOLE (UNKNOWN)		
Other	TELEPHONE RISER TELEPHONE UTILITY MARKER	0	RECOVERED MONUMENT AS NO
-	ILLEPHONE UILLIT MARKER	0	CET MONIMENT AC MOTEO

AS CONTAINED ON THE PLAT OF SEMINOLE LAND & INVESTMENT CO.'S M OF TOWN OF ST. CLOUD, RECORDED IN PLAT BOOK B, PACES 33 AND 34 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT-RIGHT OF WAY MOTHS AS SHOWN.)

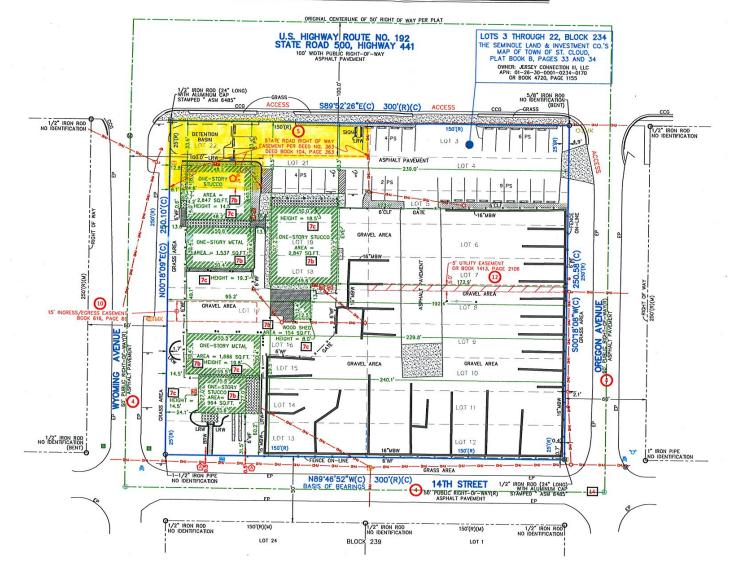
(AFFECIS, NOTHING TO PLOI-RIGHT OF WAY WOTHER AS SHOWE,)

3 — RESERVATION OF ROAD RICHTS OF WAY IN FAVOR OF THE STATE OF FLORIDA, THIROLUGH THE TRUSTESS OF THE IMPERIAL IMPROVALENT FUND, AS SET FORTH IN THAT CERTAIN DEED RECORDED AUGUST 22, 1943 H

DEED BOOK 104, PAGE 363, (NOTE: AS TO SAND RESERVATION, THE RESERVATION FOR WHITE AND THE PLANT OF THE PLAN

THE LASSEMBIT FOR STATE ROAD RIGHT OF WAY IS AS SHOWN.)

PHOSPHARE, WIRMALS, METALS AND PETROLUBUR RESERVATIONS AND
RESERVATION OF ROAD RIGHTS OF WAY IN FAVOR OF THE STATE OF
ROBOD, HIROUGH THE TRUSTERS OF THE INTERNAL MAPROMEMENT FUND.
RESERVATION FOR THE PROPERTY OF THE STATE OF THE INTERNAL MAPPROMEMENT FUND.
BEED BOOK 114, PAGE 143, (NOTE OS RECORDED DOTOBER 1, 1945 IN
BEED BOOK 114, PAGE 143, (NOTE OS RECORDED HAVE BEEN MOORIBED BY THE
RESERVATION FOR MINING AND EXPLORATION HAVE BEEN MOORIBE BY THE
RELEASE OF THE RIGHT OF ENTRY INTO THE MISURED PREMISES, AS
CONTAINED IN SECTION 270,11 OF THE RIGHT STATUTES) (CITS 198 20)
CONTAINED IN SECTION 270,11 OF THE RIGHT STATUTES) (CITS 198 20)
CONTAINED HE STATE AND ADMINISTRATION OF THE SUBJECT PARCEL
CONTAINING LESS THAN 10 ARRES AGRICULTS.



## 2 "TABLE A" PROPERTY ADDRESS | GBVII CONTICUITY STATEMENT | 8 "TABLE A" SASTAVITAL FATAMES 06SER | 3 "TABLE A" FLOOD INFORMATION | 68xii | TITLE COMMITMENT INFORMATION | 9 "TABLE A" PARKING SPACES 4 "TABLE A" LAND AREA 6Diic NORTH ARROW & SCALE 11 "TABLE A" UTILITY INFORMATION SURVEYOR COSSERVED POTENTIAL EXCROMPMENTS | 6Dilid LEGEND & ABBREVIATIONS | 13 ALL UNDERGROUND UNLINES MAY NOT BE SHOWN AND MARKINGS FOUND AT THE SITE UNDERGROUND FRATURES ACCUMATELY, LACKING EXCAVATION, THE EXACT LOCKING OF THE CONTROL OF THE CUENT'S REQUEST) RIGHT OF WAY CHANGES 14 "TABLE A" INTERSECTING STREE 16 "TABLE A" EARTH MOVING NOT Diig SURVEYOR'S NOTE 6 TABLE "A" ZONING 17 "TABLE A" RIGHT OF WAY CHANGES 18 "TABLE A" WETLAND AREAS 19 "IASLE A" OFFSITE FASSIONIS OF SEMILURES 7 SURVEYOR'S CERTIFICATE 7c "TABLE A" BUILDING HEIGHT

SUBSTAINTAL ABOVE GROUND FATURES THAT WERE OBSERVED ON THE SUR-ECT PARCEL SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTAINTAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

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

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

THIS SURVEY MEETS OR EXCEEDS THE FLORIDA STANDARDS OF PRACTICE AS SET IN FLORIDA ADMINISTRA CODE CHAPTER \$>1-7-0.50 FOR A BOUNDARY SURVEY. ALL PARTS OF THIS SURVEY AND DRAWNG 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.

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

SHEET 1

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 OSSERIA COUNTY, ENGINEER.

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

## 5Ei "SCHEDULE B - SECTION 2" ITEMS

- 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 TO AS SET FORTH IN THAT CERTAIN DEED RECORDED NOVEMBER 15, 1966 IN DEED BOOK 155, PAGE 318.

  (NOTE: AS 10 SAD RESERVATION, THE RESERVATION OF MINING AND EXPLORATION HAVE BEEN MODIFE BY THE RELEASE OF THE RIGHT OF ENTITY OF MINING AND EXPLORATION HAVE BEEN MODIFE BY THE RELEASE OF THE RIGHT OF ENTITY OF MINING IN SECTION 270 OF THE FLORIDA STATUTES) (LOT 12) (AFFECTS, BLANKET IN NATURE-NOTHING TO PLOT.)
- MGRESS/EGRESS EASEMENT GRANTED IN AGREEMENT FOR DEED RECORDED JUNE 9, 1975 IN OFFICIAL RECORDS BOOK 311, PAGE 19, AND FURTHER GRANTED IN ASSIGNMENT OF CONTRACT RECORDED IN OFFICIAL RECORDS BOOK 411, PAGE 397 AND DEED RECORDED DECEMBER 9, 1982 IN OFFICIAL RECORDS BOOK 616, PAGE 89, (LOT 17) (AFFECTS, AS SIGNM.)
- PARKING EASEWENT GRANTED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 843, PAGE 1996;
  -AND FURTHER GRANTED IN GUIT CLAIM DEED RECORDED APRIL 26, 1993 IN OFFICIAL RECORDS BOOK 1121,
  -PAGE 1994, (LOTS 3 & 4)
  (NO LONGER AFFECTS, RESTAURANT IS NO LONGER LOCATED ON THE SUBJECT PARCEL.)
- UTILITY EASEMENT IN FAVOR OF THE CITY OF ST. CLOUD, FLORIDA, RECORDED JULY 3, 1997 IN OFFICIAL RECORDS BOOK 1413, PAGE 2106. (LOT 7) (AFFECTS, AS SHOWN.)
- ORDINANCE NO. 2004-62 ACKNOWLEDGING AUTHORIZATION TO CREATE A COMMUNITY REDEVELOPMENT ACENCY RECORDED JULY 14, 2004 IN OFFICIAL RECORDS BOOK 2557, PAGE 64. (MAY STILL AFFECT, PRODING ON ANY CURRENT ZONING RESOLUTIONS.)
- RESOLUTION NO. 2015-001R GRANTING A CONDITIONAL USE RECORDED JANUARY 13, 2015 IN OFFICIAL MECORDS BOOK 4721, PAGE 1542. (MAY STALL AFFECT, PRODING ON ANY CURRENT ZONING RESOLUTIONS.)

IN DU UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND WISBLE EVADENCE OF UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND WISBLE EVADENCE OF UTILITIES, ARE SHOWN. AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASELUTIS, SERVILOUES, AND ENCORACHEUTIS ARE ABEST DOLLEY ON ABOVE GROUND, WISBLE EVADENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED. HEREOM.

THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.

## ND AREA 75,103± SQUARE FEET

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY

REGULAR = 28 HANDICAP = 2 TOTAL = 30

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCT OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

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

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

THE INSURANCE COMPANY; DOWNION THE COMPANY;

THIS IS TO CENTRY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WEE LIADE IN ACCORDANCE WITH THE 2016 MINIMUM STRADARD DETAIL REQUIREMENTS
FOR ALTA/NEPS LAND THE LOUDES ITEMS 1: 2, 2011LY ESTABLISHED NINA DOMPTO BY ALTA
AND NESS. AND MICLIDES ITEMS 1: 2, 260, 7(2), 7(0)(1), 7(0), 0, 9, 11, 13, 14,
18, 17, AND 20 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 11/29/2018.

DATE OF PLAT OR MAP: 12/05/2018.

JAMES W. BOLEVAN

DATE

PROFESSIONAL SURVEYOR & WAPPER NO. 6485
STATE OF: PLORIDA
PROJECT NO. 1897886-19404

SURVEY PREPARED BY.

SURVEY PREPARED BY

AMERICAN SURVENION & MAPPING, INC.
3191 MAGDIRE BLVD., SUITE 200
ORLANDO, FL. 32803
CRETIFICATE OF AUTHORIZATION # LB6393
HONE: (407) 426-074



STREE

DEERE

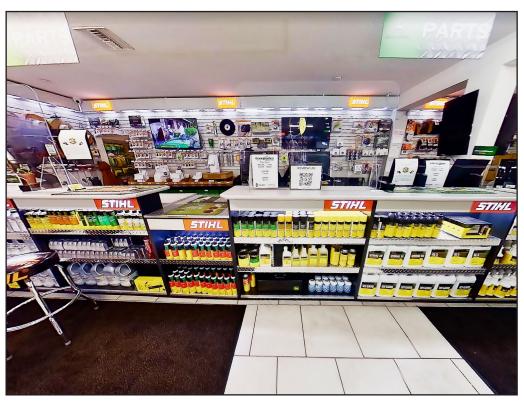
NHOC

















# 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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