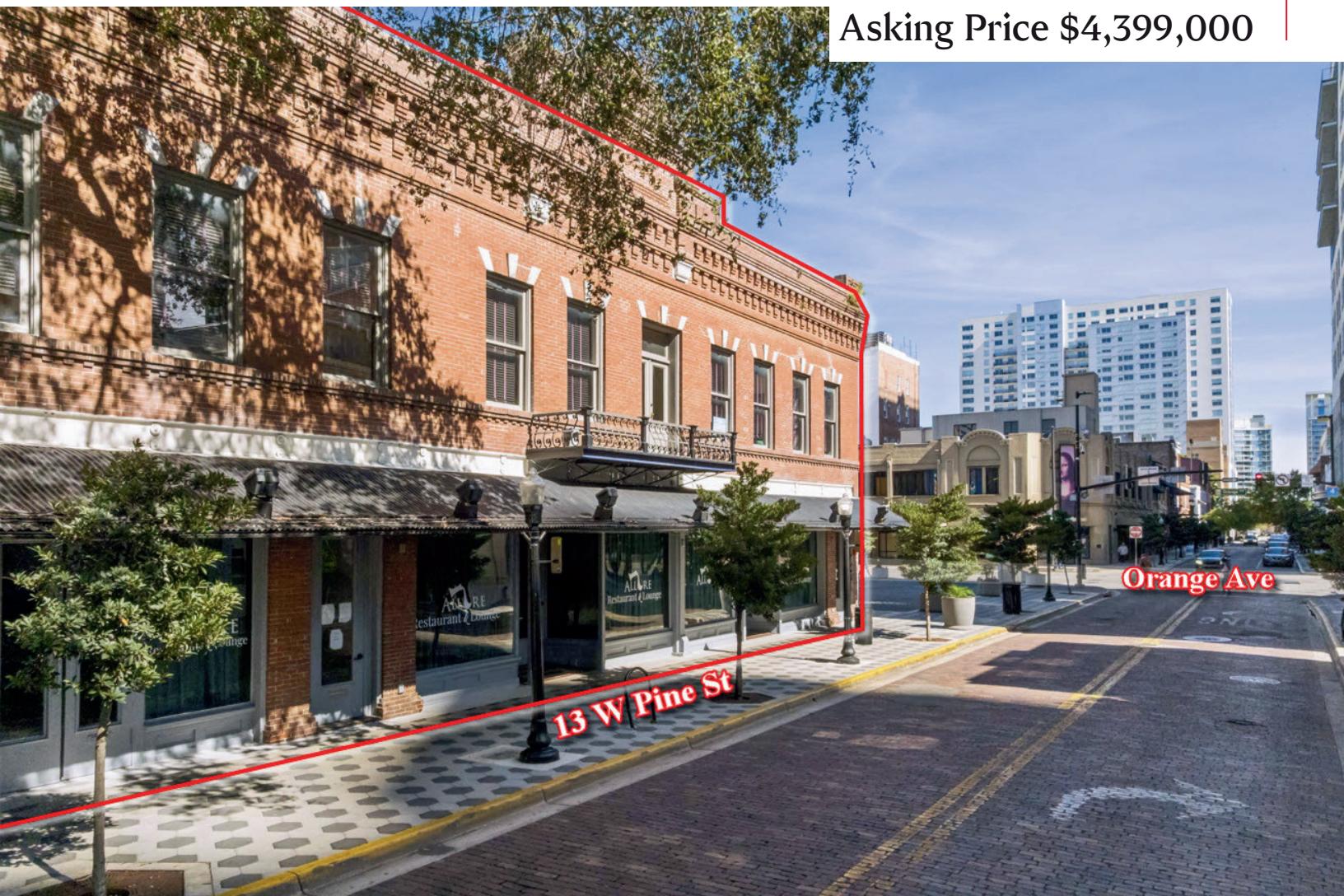


# ENGEL & VÖLKERS®

NNN COMMERCIAL INVESTMENT OPPORTUNITY

# For Sale

13 W Pine St Orlando, FL 32801  
Downtown Orlando  
Asking Price \$4,399,000



[CLICK HERE TO VIEW MARKETING VIDEO](#)

## PROPERTY FEATURES

- CAP Rate: ~ 7.39%
- NOI: ~ \$325,080
- ~11,362 RSF – Commercial / Office Building
- 1<sup>st</sup> Floor 5,600 RSF - Upscale Restaurant & Lounge Tenant
- 2<sup>nd</sup> Floor 5,762 RSF - Office Space Tenant
- Prime Location in the core of Downtown Orlando w/ Direct Visibility from Orange Ave & Pine St

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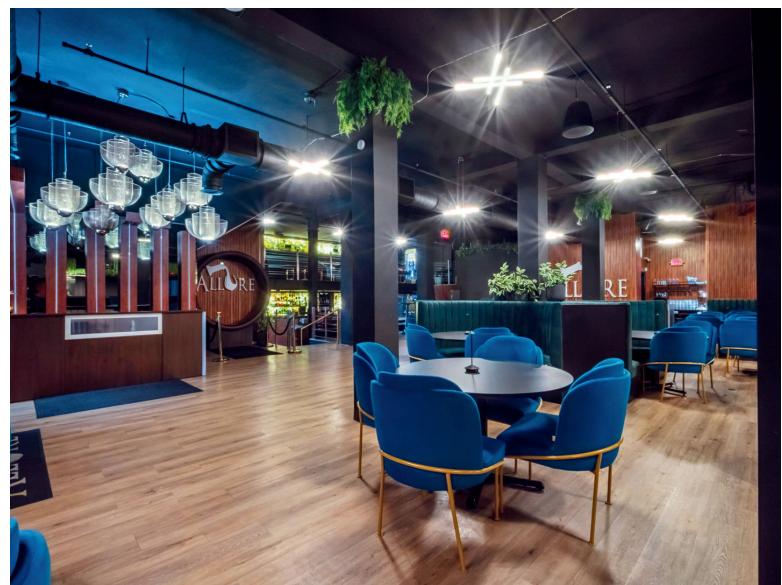
Exceptional NNN Commercial Investment Opportunity in the Heart of Downtown Orlando. Discover a rare chance to acquire a high-performing NNN investment positioned in one of Orlando's most dynamic urban corridors. This ±11,362 RSF commercial/office building delivers stable income, strong tenancy, and unmatched visibility in the core of Downtown Orlando. Featuring a solid ~7.39% CAP Rate and a dependable ~\$325,080 NOI, this asset is anchored by two established tenants:

- First Floor (±5,600 RSF): An upscale restaurant and lounge that attracts consistent foot traffic and enhances the building's street-level appeal.
- Second Floor (±5,762 RSF): A well-appointed office space occupied by a long-term professional tenant.

Positioned prominently at the corner of Orange Ave and Pine St, the property benefits from exceptional exposure, heavy pedestrian activity, and proximity to major downtown employers, entertainment venues, and transit options. This is an ideal, low-maintenance investment for buyers seeking strong returns in a premier urban market.

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