

ENGEL & VÖLKERS®

NNN COMMERCIAL INVESTMENT OPPORTUNITY

For Sale

13 W Pine St Orlando, FL 32801
Downtown Orlando

Asking Price \$4,399,000



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PROPERTY FEATURES

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

CHRIS PIXLEY

Engel & Volkers New Smyrna Beach
M 352.267.4244
christopher.pixley@gmail.com

LOGAN BERKOWITZ

Engel & Volkers New Smyrna Beach
M 407.454.4622
loganberkowitz@gmail.com



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 $\pm 11,362$ RSF commercial/office building delivers stable income, strong tenancy, and unmatched visibility in the core of Downtown Orlando. Featuring a solid $\sim 7.39\%$ CAP Rate and a dependable $\sim \$325,080$ NOI, this asset is anchored by two established tenants:

- First Floor ($\pm 5,600$ RSF): An upscale restaurant and lounge that attracts consistent foot traffic and enhances the building's street-level appeal.
- Second Floor ($\pm 5,762$ 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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chris.pixley@evrealestate.com logan.berkowitz@evrealestate.com

101 Canal Street | New Smyrna Beach | FL 32168 | O 386.213.6899



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