

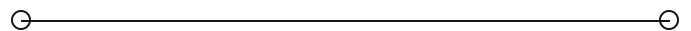


SALE

Mount Dora Commercial Building & Rental Investment Home

330 S. HIGHLAND STREET

Mount Dora, FL 32757



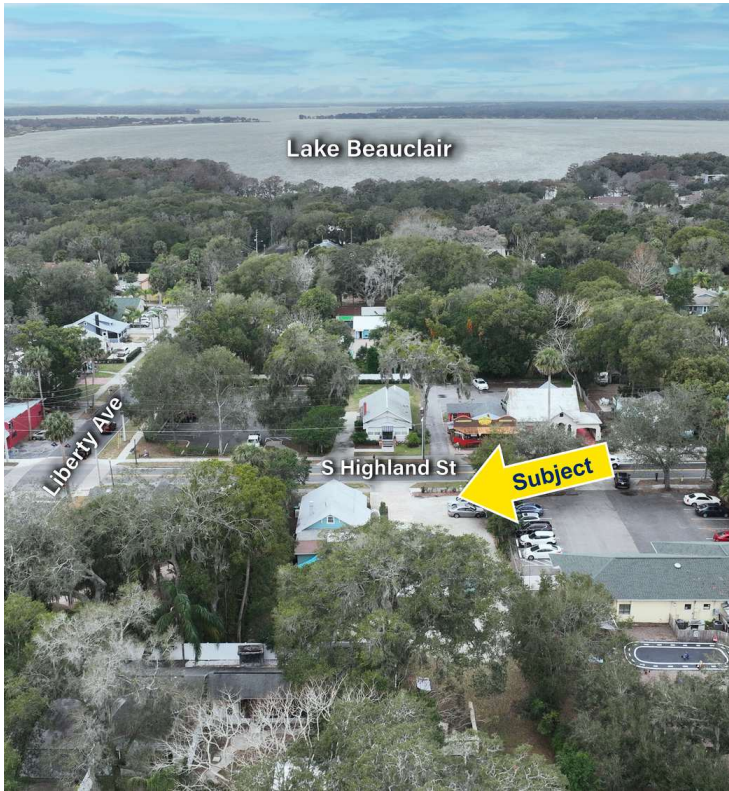
PRESENTED BY:

MARVIN PURYEAR

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$749,900
BUILDING SIZE:	2,943 SF
LOT SIZE:	0.44 Acres
PRICE / SF:	\$254.81
YEAR BUILT:	1961
ZONING:	C-3A
MARKET:	Central Florida
SUBMARKET:	Lake County
APN:	1470161
VIDEO:	View Here

PROPERTY OVERVIEW

Commercial (Office/Retail) building and residential rental investment home on .44 acres zoned C-3A (Mount Dora FL) with a total of 2,943 SF, (home #1 - 1,297 SF; home #2 - 1,036 SF, garage at 312 SF, front open porch of 106 SF, and a back finished porch of 192 SF). Two houses on one lot, one which is currently used for a short-term vacation rental house (it can be used as a long-term residential rental as well), and the other building can be used as an office/retail rental property. Both have been recently renovated and are centrally located close to the heart of historic Mount Dora.

The residential rental is a 2 bed/2 bath, residence that sleeps 6 and each bedroom has a king-size bed. The large family room has sectional sofa as well as an additional queen size sleeper-sofa. The fully equipped kitchen has a range, refrigerator, microwave, and dishwasher. The screened-in Florida room overlooks the large back yard.

The Commercial/Office/Retail space has 6 office/spaces, a fully equipped kitchen with a range, refrigerator and microwave, two bathrooms, and a large front "porch" space.

Private Parking on site which allows approximately 10 vehicles.

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LOCATION DESCRIPTION



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Mount Dora is a small upscale historic town settled in the late 1800's, and listed in the National Register of Historic Places, in Central Florida. It is surrounded by a "chain of lakes" with a historic downtown that hosts many annual festivals, features numerous dining and bistro options, and is lined with old-fashioned facades that play host to specialty stores and antique dives to dig for vintage finds. Mount Dora hosts eight (8) major annual events, which draw thousands of visitors each year including a craft fair in October, a music festival in February, and a seafood festival in August.

It is located less than an hour from Orlando and the attractions, just over an hour to the Orlando International Airport, 39 minutes to the Sanford International Airport.

- o 1-2 Minutes to Everything in Mt Dora
- o 3 minutes from Mount Dora Boating Center and Marina
- o Less than 50 minutes from Orlando's theme park attractions
- o Within 1 hr. 15 minutes to Daytona Beach
- o 39 Minutes from Sanford International Airport
- o 45 minutes from Orlando International Airport

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EXTERIOR PHOTOS



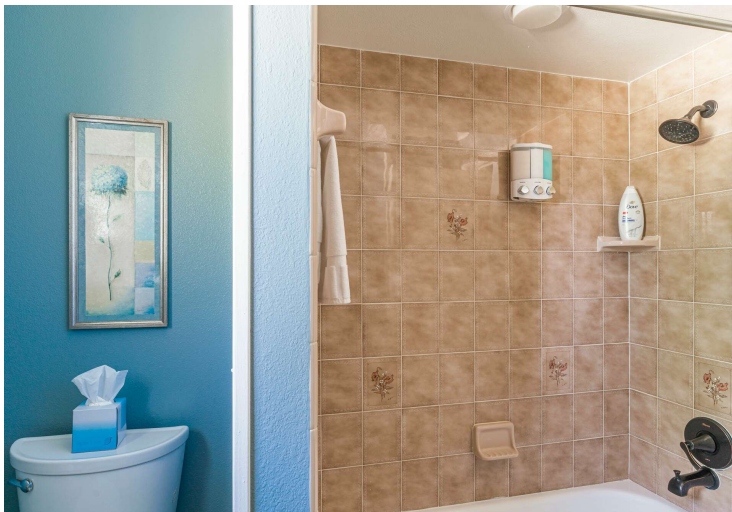
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THE HIDEAWAY INTERIOR PHOTOS



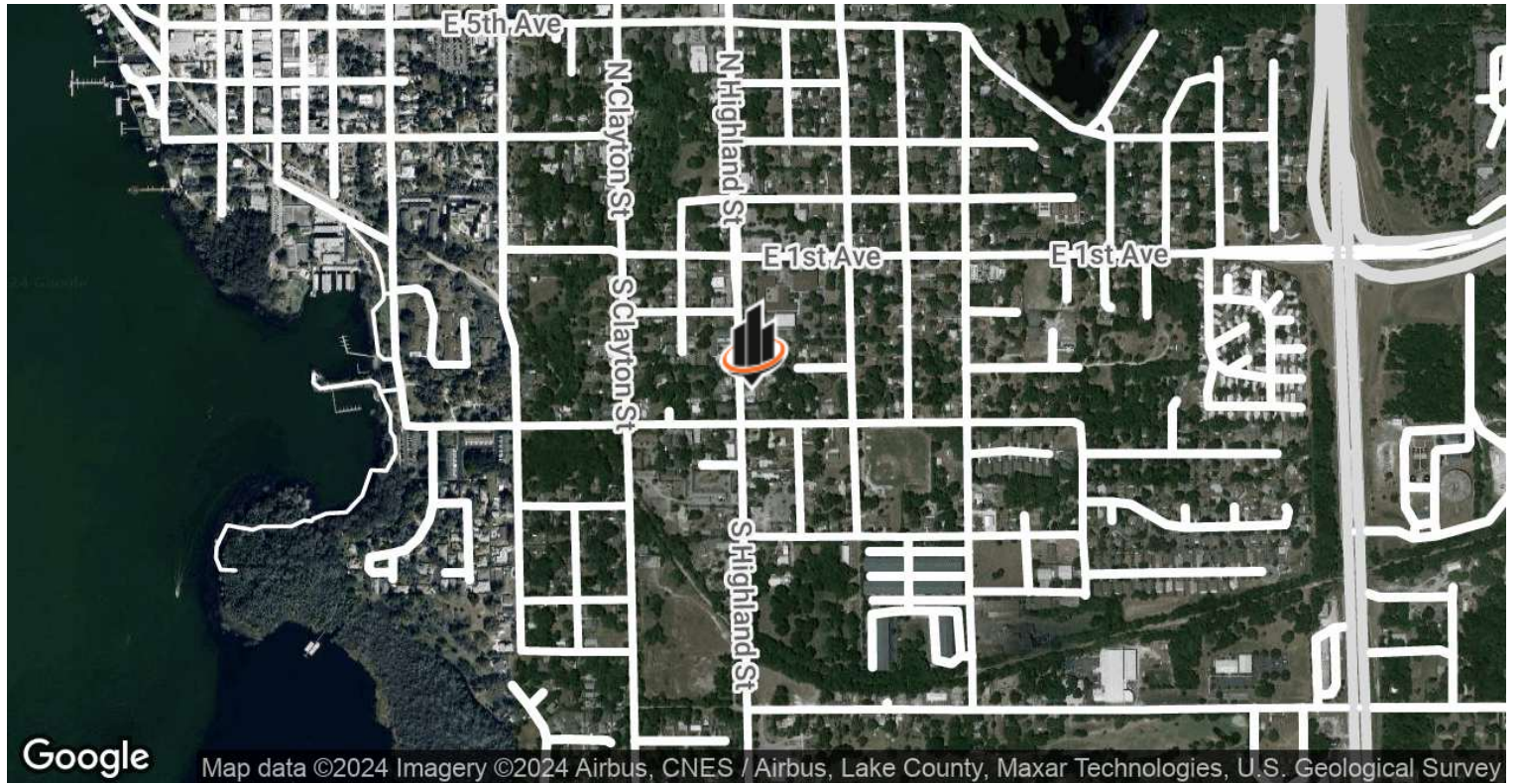
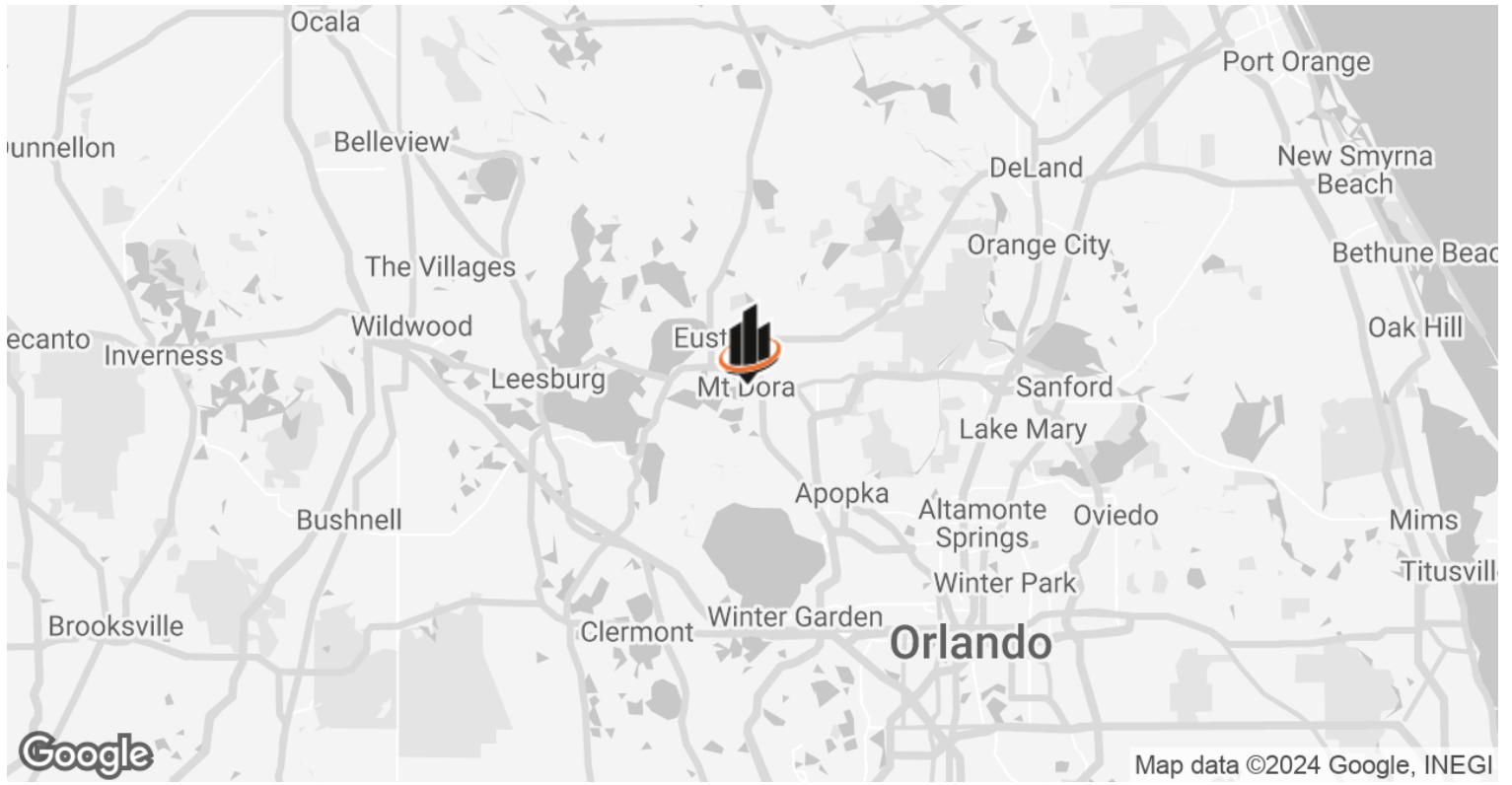
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THE RETREAT INTERIOR PHOTOS



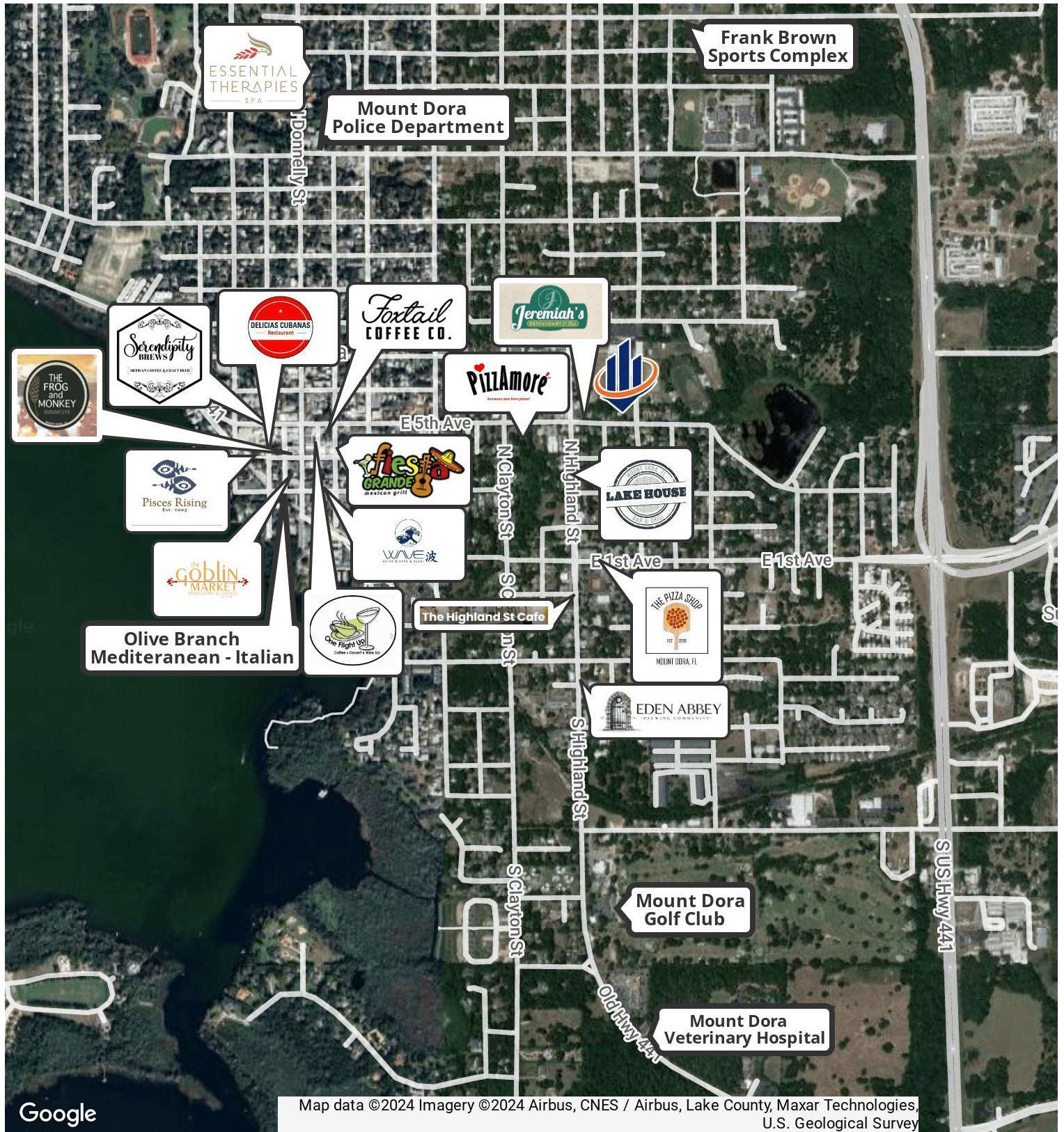
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REGIONAL & LOCATION MAP



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NEIGHBORHOOD AREA MAP

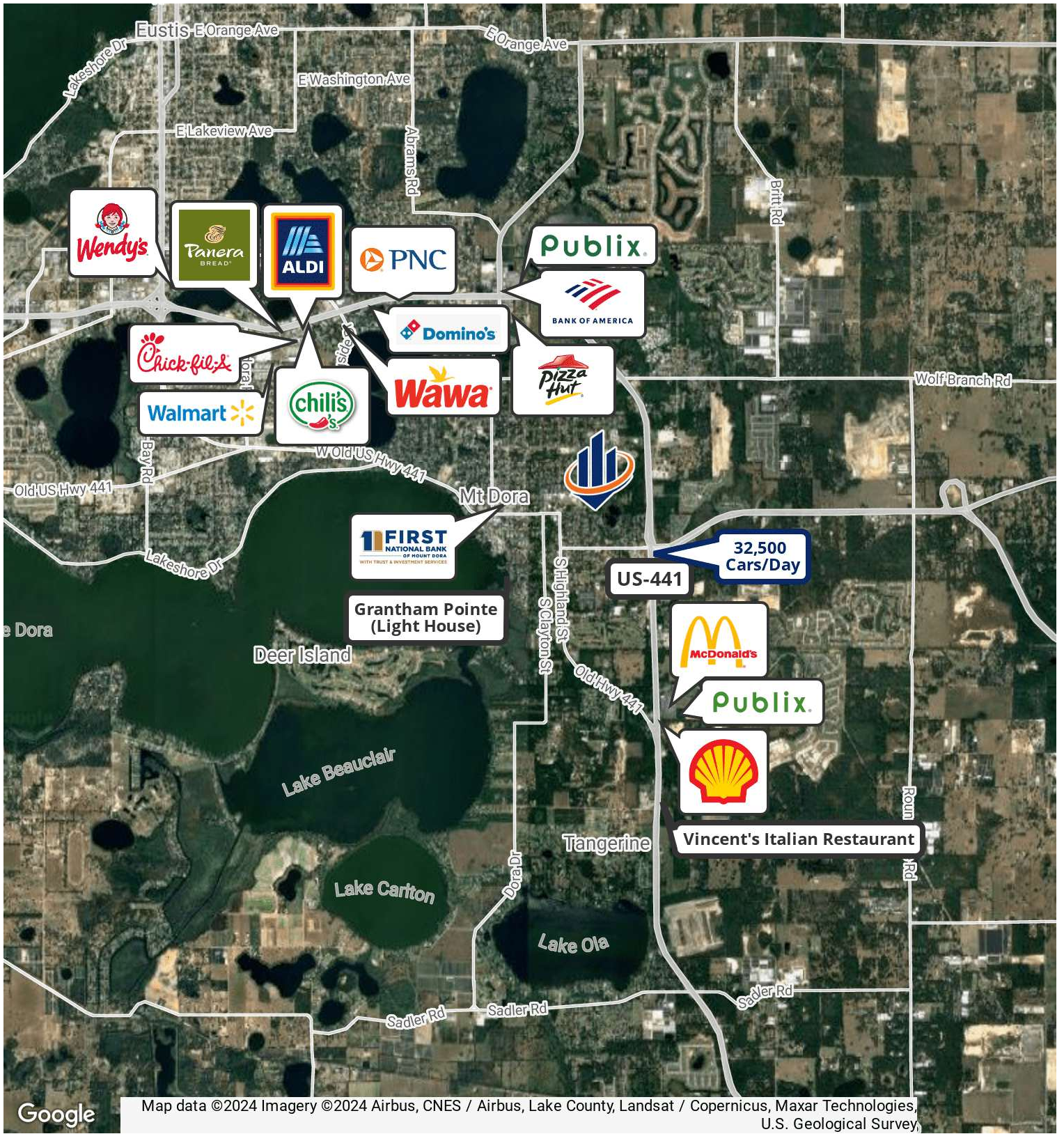


Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Lake County, Maxar Technologies, U.S. Geological Survey

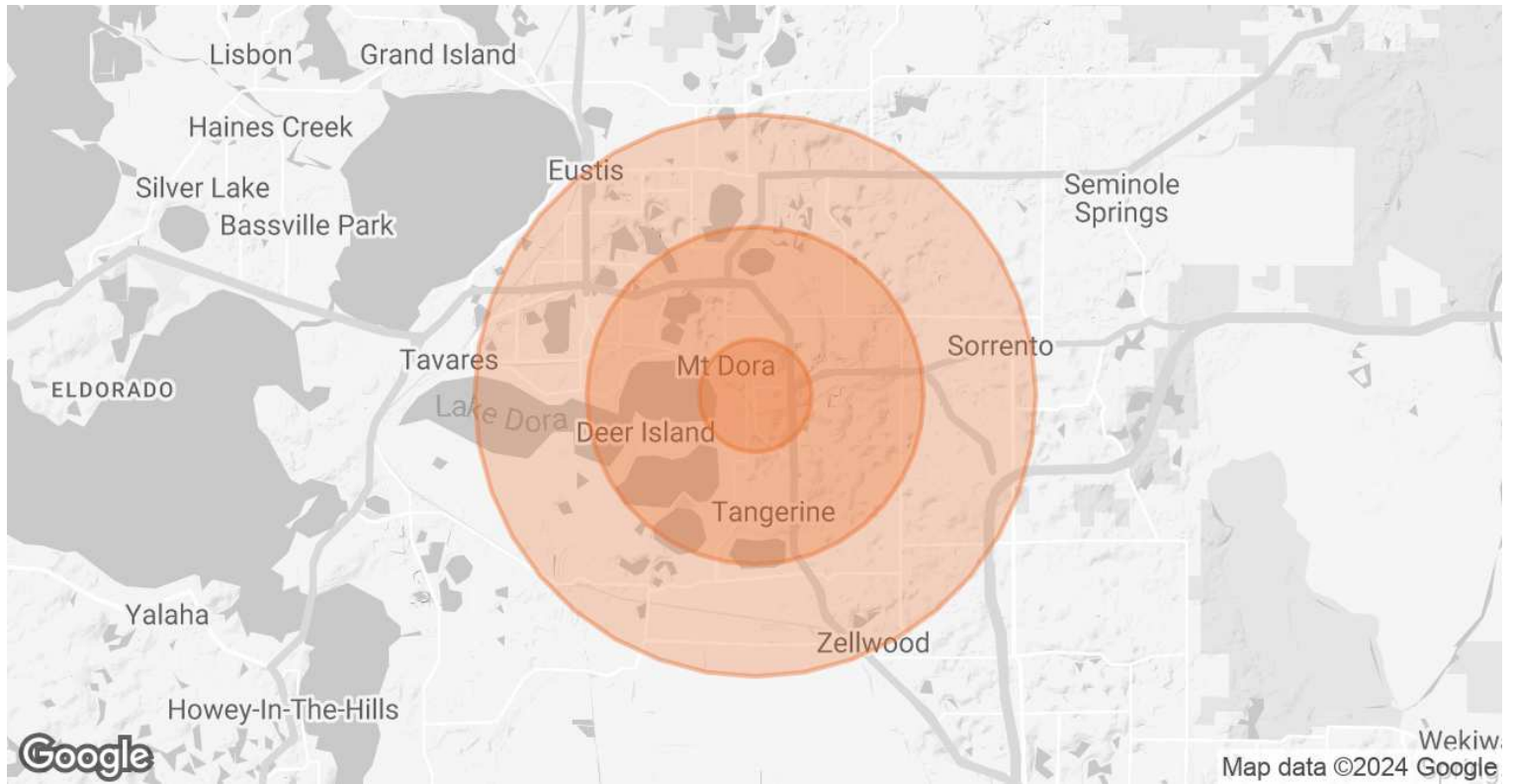
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MARKET AREA MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,973	24,951	56,316
AVERAGE AGE	47.0	47.2	45.5
AVERAGE AGE (MALE)	51.2	48.4	44.9
AVERAGE AGE (FEMALE)	47.2	47.2	47.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,260	11,387	25,100
# OF PERSONS PER HH	1.8	2.2	2.2
AVERAGE HH INCOME	\$53,559	\$72,371	\$68,506
AVERAGE HOUSE VALUE	\$236,339	\$247,114	\$215,136

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIOGRAPHY



MARVIN PURYEAR

Senior Advisor

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Direct: 877.518.5263 x354 | **Cell:** 352.267.5900

PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Marvin is a native of Central Florida and has been in the real estate industry in Clermont since 1995. For 20 years, his real estate career included being a broker for 60 agents in two international franchised brokerages in the Central Florida area: a top 50 ERA residential brokerage and a Coldwell Banker Commercial brokerage.

During this time, Marvin was consistently one of the top three brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions. This included the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end users and the real estate industry.

Before his real estate career, Marvin spent 10 years in corporate management in Chicago, IL, managing the region for the world's largest photography company and with CompUSA.

Marvin is a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. He has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award.

Marvin attended Lake Sumter Community College and Wake Forest University, where he majored in psychology. He is a member of National Association of Realtors (NAR), International Council of Shopping Centers (ICSC), and the Realtor Association of Lake and Sumter Counties. Marvin has also served in many industry leadership positions including president for the Greater Lake County Association of Realtors and director for the MFRMLS.

Marvin specializes in:

- Property Disposition/Sales
- Leasing
- International Marketing
- Negotiation
- Networking
- Land Use
- Property Valuation

EDUCATION

- 2020 - SVN® Presidents Circle Award
- 2012 Top Sales - Industrial & Office
- 2012 Top Commercial Office Sales - Central Florida Commercial Assoc. of Realtors
- 2012 Top Industrial Sales - Central Florida Commercial Association of Realtors
- CBC Atlantic Properties - #1 Regional Manager - Lifetouch - 2nd Highest Rookie Sales in the history of the company-MMI
- 2008, 2009 #1 Total Commercial Sales - Office for Lake County
- 2008 Hallmark Award - #1 Commercial Sales - Lake County
- 1996-2007 Numerous Top Sales Awards -Real Estate

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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