



The Mulberry

est. 1890

**SALE**

## Clermont Historic Building and Development Property

**915 W MONTROSE ST**

Clermont, FL 34711

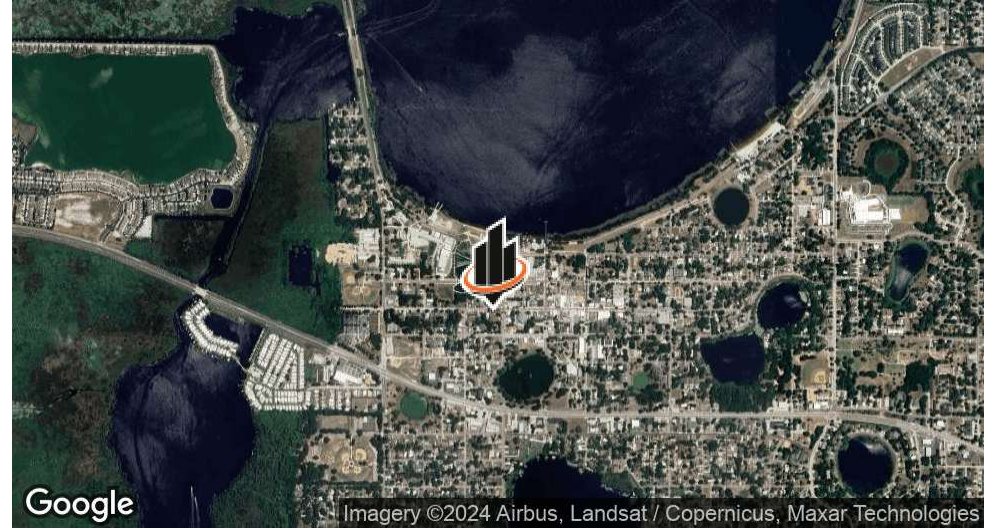
**PRESENTED BY:**

**MARVIN PURYEAR**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$1,499,000</b>
<b>LOT SIZE:</b>	0.52 ± Acres
<b>BUILDING SIZE:</b>	2,400 SF
<b>ZONING:</b>	CBD
<b>CITY:</b>	Clermont
<b>NUMBER OF UNITS:</b>	1

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## PROPERTY DESCRIPTION

This 2-story building was built in 1880 and is 2400 ± SF ideal for professional office/retail, food service, or hospitality (AirBNB). The building is situated on a .52-acre corner lot zoned CBD (Clermont) and is located at the corner of W. Minneola and West Ave. in Clermont, Florida, in the heart of the “hot” renovated downtown Clermont Central Business District. Walkability score is high with numerous restaurants, shops, breweries, and cafes within several blocks, including the busy waterfront district. Ideal for food service (this used to be a French restaurant), professional office, retail, or hospitality (Air-BNB).

Remodeling was started on this building while keeping the charm of a 1880 historic look and feel. The current approved project consists of the existing building as an AirBNB with approval to build an additional 8 Cabanas at the rear of the property. This site plan also allows for parking, which has been approved and is located around the outside perimeter of the project, in addition to the street parking that is available. The site plan along with a brochure has been attached. The seller is willing to manage the project (for a fee), and owner financing is also available.

## LOCATION DESCRIPTION



## LOCATION DESCRIPTION

The property is situated in the City of Clermont's award-winning Downtown-Waterfront Master Plan, which is part of over 30 projects, including streetscapes, trails, parks, and infrastructure improvements. While much of the focus is on the Downtown-Waterfront District, the Master Plan keeps the visitors and residents connected and frequent events that draw hundreds of thousands of people to this internationally recognized City that is one of the nation's top places to live and also a training ground for the world's elite athletes. Within several blocks of the property are numerous restaurants, breweries, boutiques and the Lake Minneola Waterfront Park which hosts festivals, international triathlons, water competitions and is on the Rails to Trails fitness trail (a 30-mile fitness trail system that goes from coast to coast).

Clermont has been nationally certified as a Runner-Friendly and Bicycle-Friendly Community. Located at the halfway point of the Florida Coast-to-Coast Trail, Clermont's South Lake Trail offers a variety of attractive amenities for trail users, including restrooms, shade, the children's water park, benches, information kiosks, way finding signs, water fountains and showers. An impressive selection of lodging, restaurants and shops are also reachable via the trail. Through the City of Clermont's award-winning Master Plan, many enhancements are being made to our trail system, including Legacy Loop Trail, Meet Us in the Middle Plaza and the Clermont Wi-Fi Trail. The Meet Us in the Middle Plaza will be a gathering place that will hallmark the midpoint of the Florida Coast-to-Coast Trail, connecting the east and west coasts of Florida in a celebratory fashion intentionally designed as a one-of-kind trailhead and park experience.

This building is situated at the corner of West Ave. and W. Minneola in Clermont, Florida, in the heart of the "hot" renovated downtown Clermont Central Business District. This property is a great opportunity in Historic Downtown Clermont.

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## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$1,499,000</b>
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### LOCATION INFORMATION

<b>BUILDING NAME</b>	Clermont Historic Building and Development Property
<b>STREET ADDRESS</b>	915 W Montrose St
<b>CITY, STATE, ZIP</b>	Clermont, FL 34711
<b>COUNTY</b>	Lake
<b>MARKET</b>	Central Florida
<b>SUB-MARKET</b>	Lake County
<b>CROSS-STREETS</b>	Located at the corner of W. Montrose street and West Ave.
<b>SIDE OF THE STREET</b>	Southwest
<b>SIGNAL INTERSECTION</b>	No
<b>ROAD TYPE</b>	Paved
<b>MARKET TYPE</b>	Medium
<b>NEAREST HIGHWAY</b>	Highway 27 and Highway 50
<b>NEAREST AIRPORT</b>	Orlando international Airport

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### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Office
<b>PROPERTY SUBTYPE</b>	Office Building
<b>ZONING</b>	CBD
<b>LOT SIZE</b>	0.52 Acres
<b>APN #</b>	24-22-25-0100-096-00100
<b>LOT FRONTAGE</b>	150 ft
<b>LOT DEPTH</b>	150 ft
<b>CORNER PROPERTY</b>	Yes
<b>POWER</b>	Yes

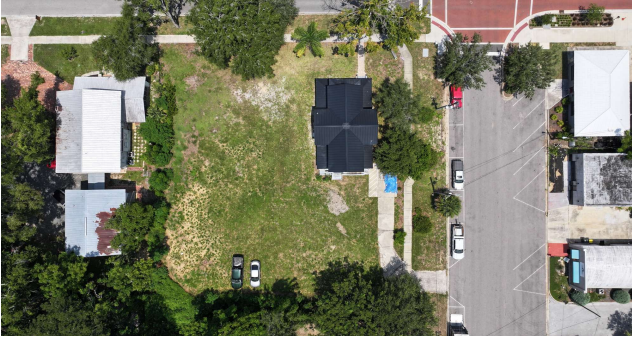
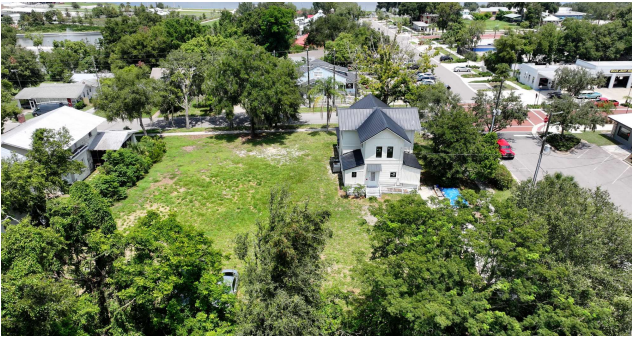
### PARKING & TRANSPORTATION

<b>STREET PARKING</b>	Yes
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### POWER & UTILITIES

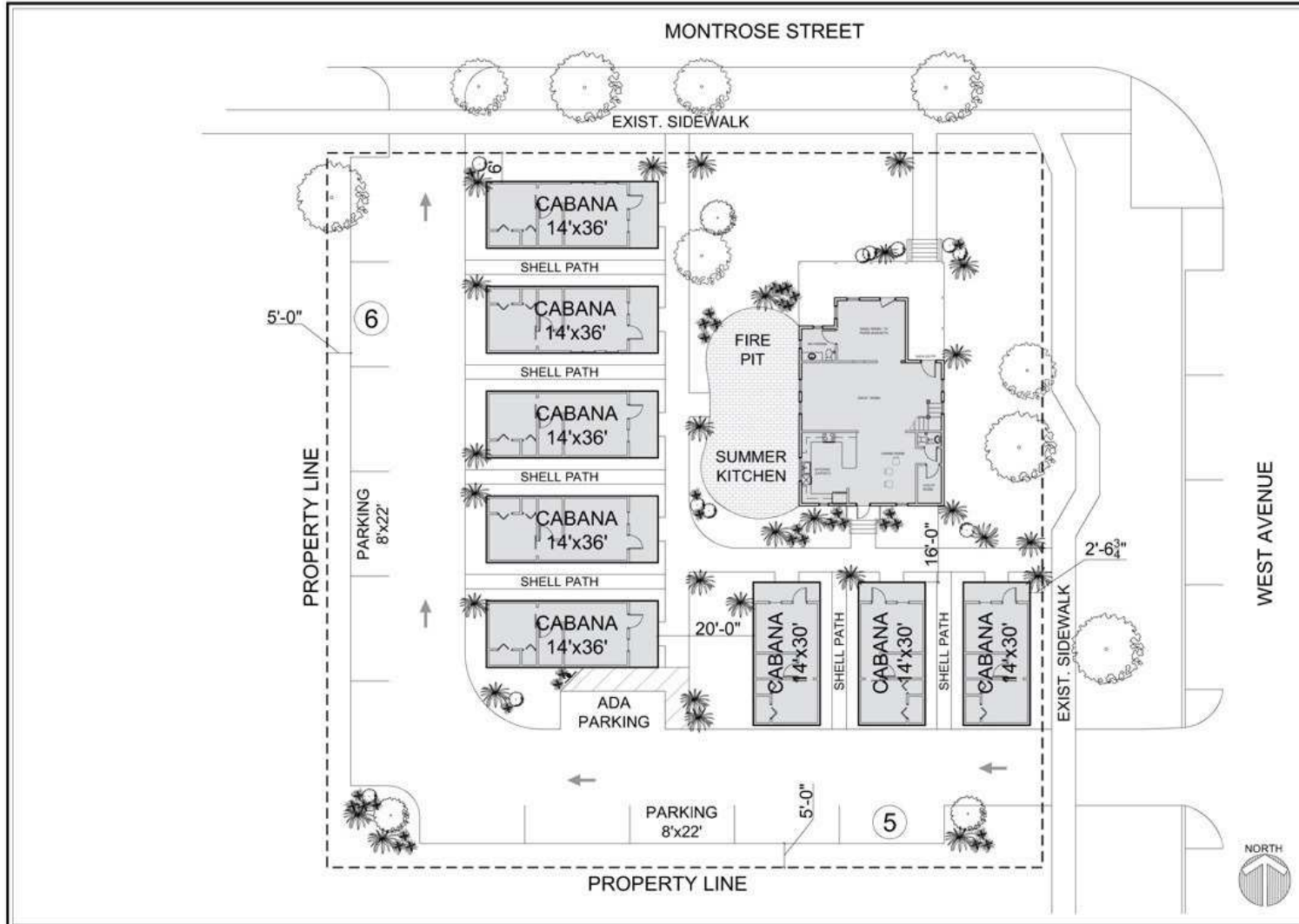
#### CITY OF CLERMONT

**ADDITIONAL PHOTOS**



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# APPROVED SITE PLAN



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# RENDERINGS OF BUILDINGS

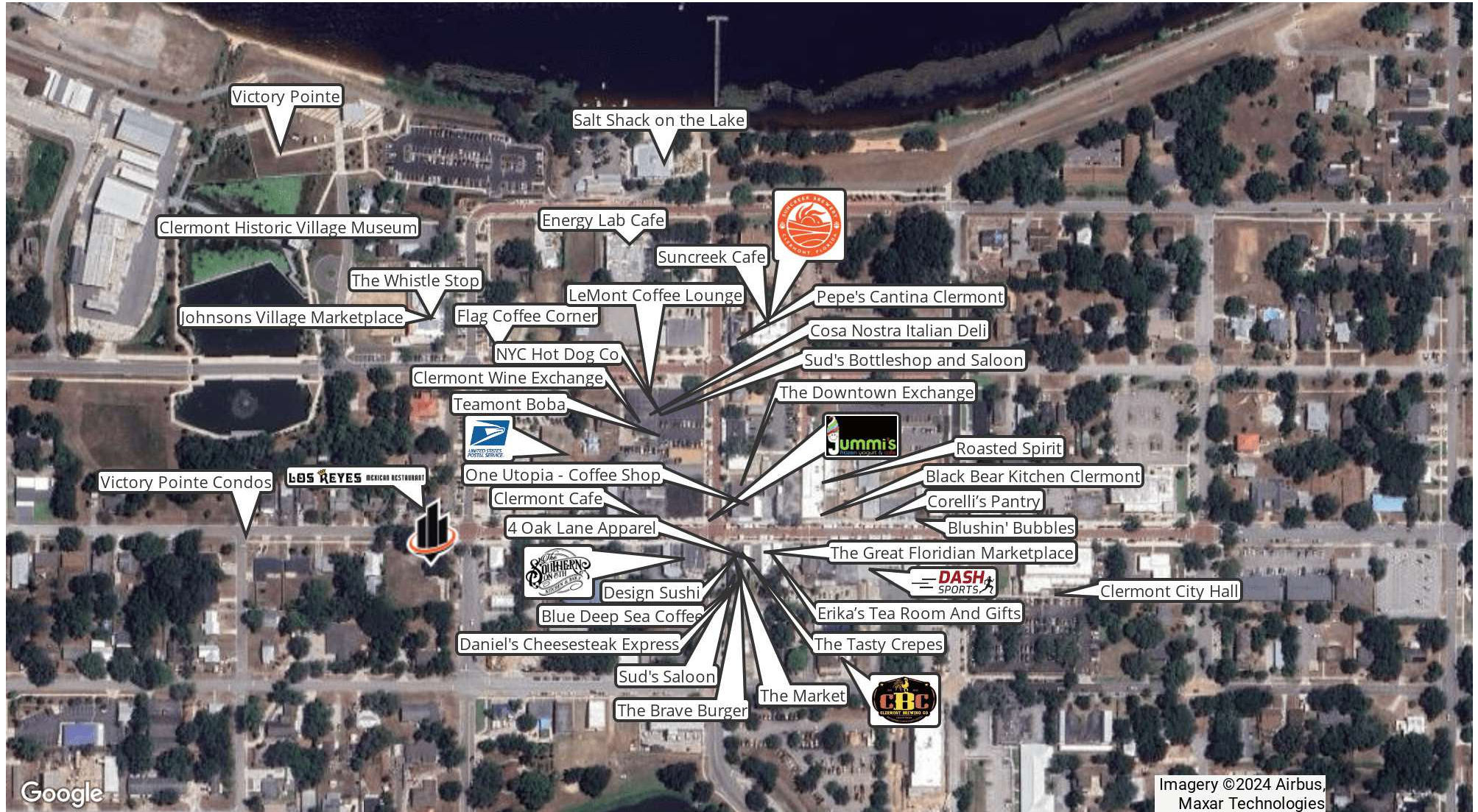


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# RETAILER MAP



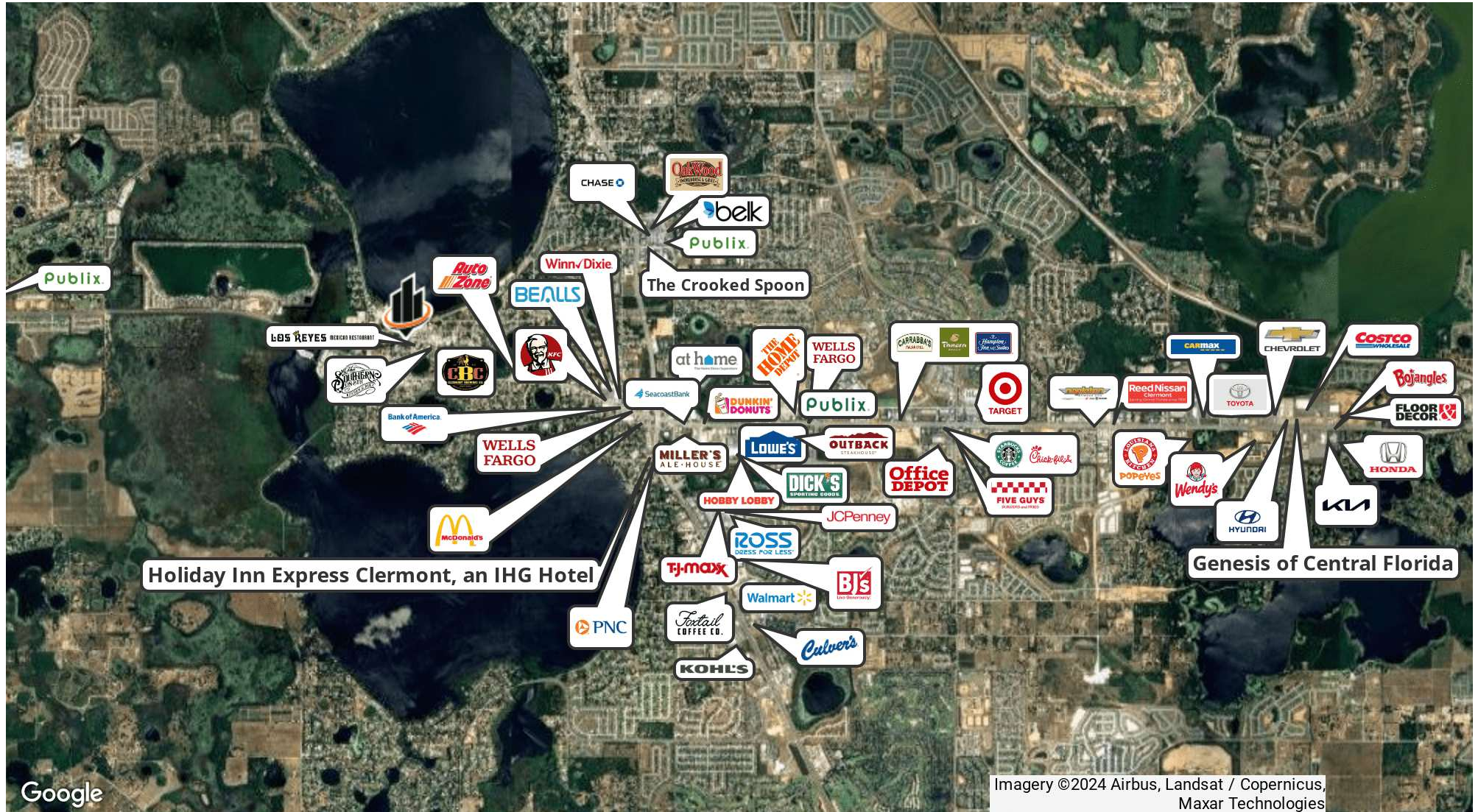
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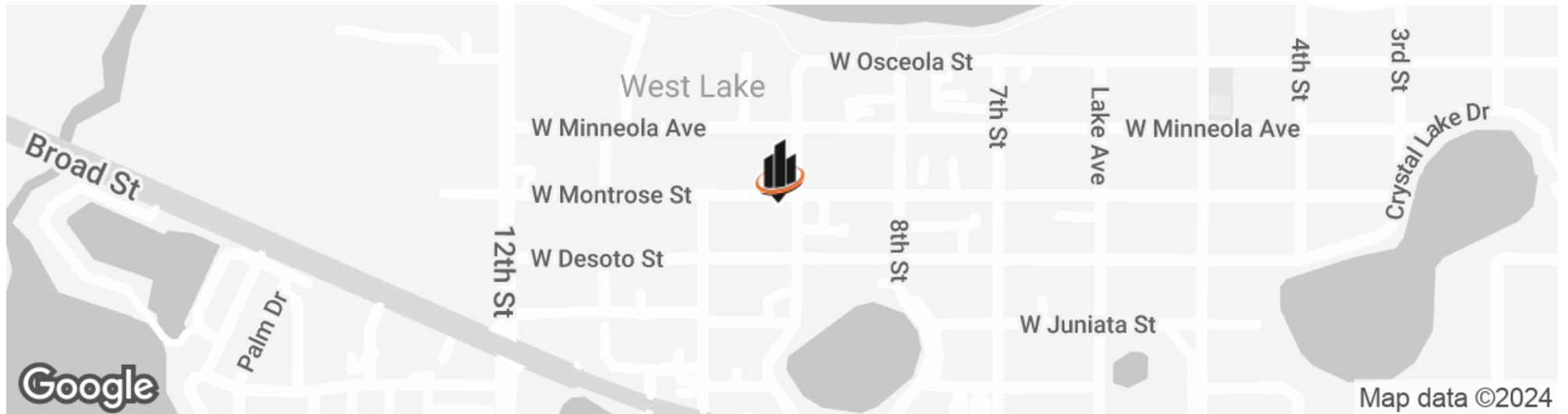


# MARKET AREA MAP



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## REGIONAL & LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

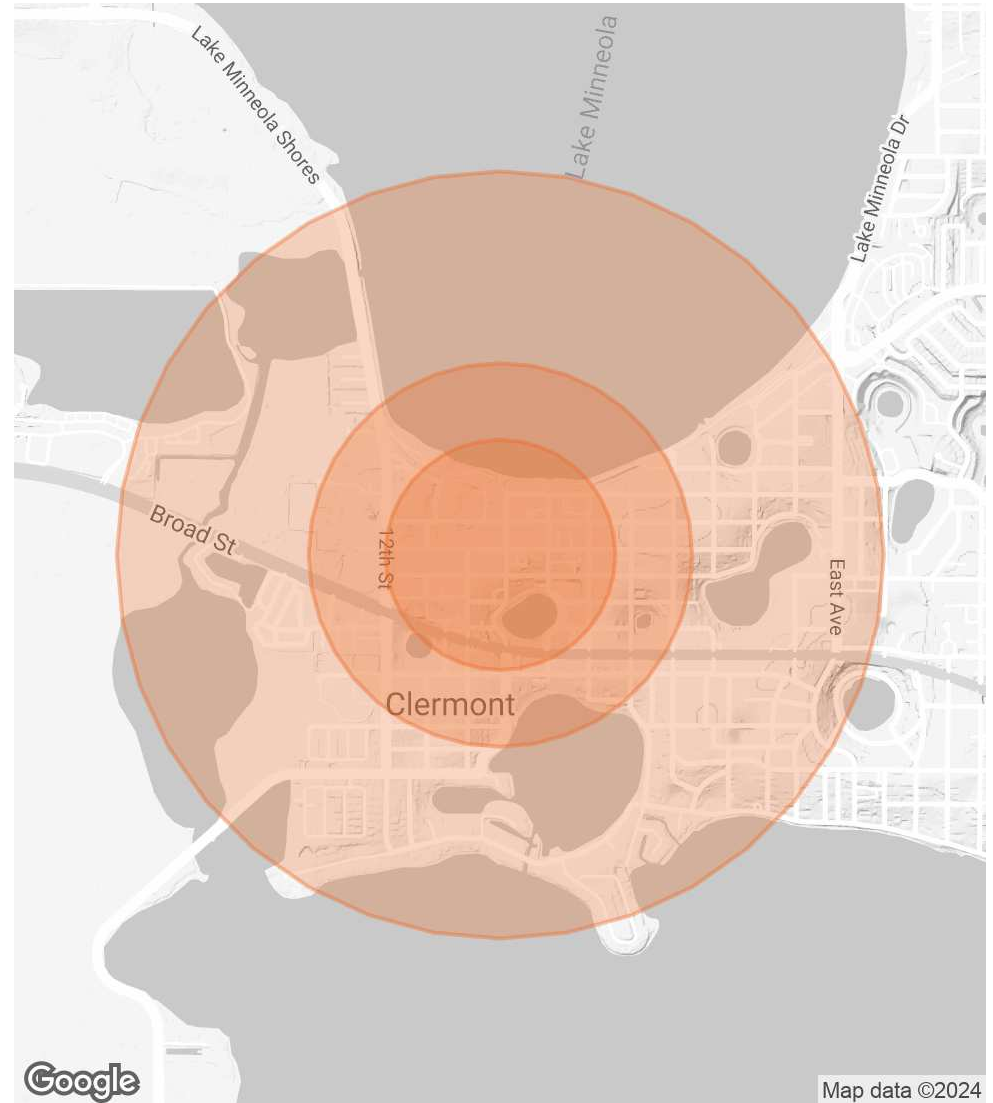
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	467	1,303	4,430
AVERAGE AGE	41	42	44
AVERAGE AGE (MALE)	40	41	42
AVERAGE AGE (FEMALE)	42	43	45

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	191	530	1,781
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$93,937	\$105,095	\$108,708
AVERAGE HOUSE VALUE	\$400,246	\$453,303	\$445,597

Demographics data derived from AlphaMap



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## ADVISOR BIOGRAPHY



### MARVIN PURYEAR

Senior Advisor

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### PROFESSIONAL BACKGROUND

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

Marvin's specialty is the sale of development land for large residential, commercial / retail, and industrial developments throughout Central Florida and the entire state. Marvin works regularly with most of the national and regional homebuilders, retail and industrial developers, representing land owners in the sale of their development property.

Marvin is a native of Central Florida who, starting in Clermont, has been in the real estate industry in since 1995. For 20 years, his real estate career included being a broker for 80 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 selling 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.

Marvin has been recognized by SVN for exemplary sales, including the Presidents Circle Award. He is also a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. Additionally, Marvin has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award. He is a regular contributor to the Orlando Business Journal regarding market information and recent transactions.

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.

Throughout his education, 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.

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For more information visit [SVNsaunders.com](http://SVNsaunders.com)

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