



# PRIME RETAIL LOCATION! DOWNTOWN CLERMONT

712 W MONTROSE ST  
CLERMONT, FL 34711



START AT **\$849,000**

TYPE RETAIL BUILDING

SIZE 1,850 SQFT BUILT IN 1926



## EXECUTIVE SUMMARY

Rare opportunity in Clermont's Downtown Business District with a prime corner location offering maximum visibility and walkability to shops, restaurants, and events. Situated on the path of Wine Walks, Farmer's Markets, and Holiday Parades, this fully restored building is ideal for a Main Street location amid downtown growth and new developments.

  
1,850 SQFT

  
\$459/SQFT

  
Business District

  
High Walkability



CONTACT US

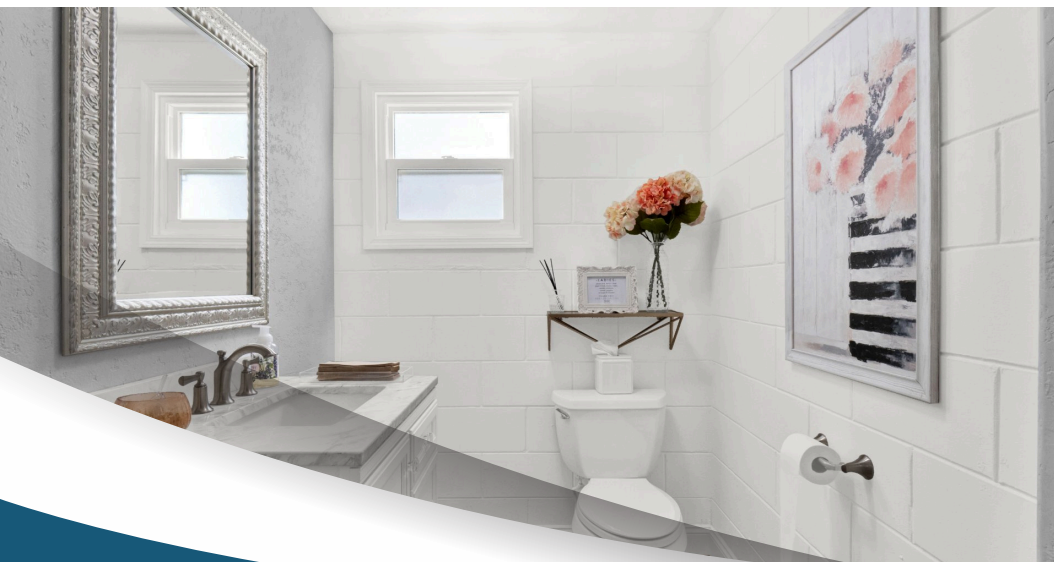
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## KEY FEATURES

- **Prime Location:** Situated at the primary intersection in Downtown Clermont's Central Business District.
- **Event Access:** Directly on the path of the Farmers Market, Clermont Wine Walk, and all Holiday Parades.
- **Nearby Amenities:** Surrounded by various restaurants and shops, all within a 4-block radius.
- **Convenient Access:** Walking distance to Clermont City Hall and Lake Minneola.
- **Bike Path Connection:** Direct access to the bike path leading to Waterfront Park and the Central Florida Rails to Trails Network.



 **AARON BLAKE**

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