PRICED LOW TO SELL!

LAND:	**BUILDING:**	**SALE PRICE**
.32± Acres	884± sf	$75,000.⁰⁰

2015 Bruce Harris & Associates / Osceola County, Florida

2 bedroom / 2 bath House
884± finished sf
1,274± Gross sf

.32± Acres
Commercially zoned
Corner lot

Freestanding Building

Great opportunity for a start-up business!

Large fenced in yard on corner lot!

Parcel ID: 01-26-30-0001-0262-0090

County: Osceola

Frontage: 100' Montana Avenue
137.5 ' 15th Street

Zoning: P – Professional, City of St. Cloud

Access: Entrance off Montana Ave.

LOCATION:

1422 Montana Ave., St. Cloud is located just 2 blocks south of a major east/west retail artery, US Hwy 192 (E Irlo Bronson Memorial Hwy)

One block from St. Cloud Regional Medical Center

DISTANCES:

.1 mile	US Hwy 192 (E Irlo Bronson Mem. Hwy)
.2 mile	St. Cloud Regional Memorial Hospital
2.7 miles	Florida Turnpike via Kissimme Park Rd.

LBR
LIGHTLE BECKNER ROBISON
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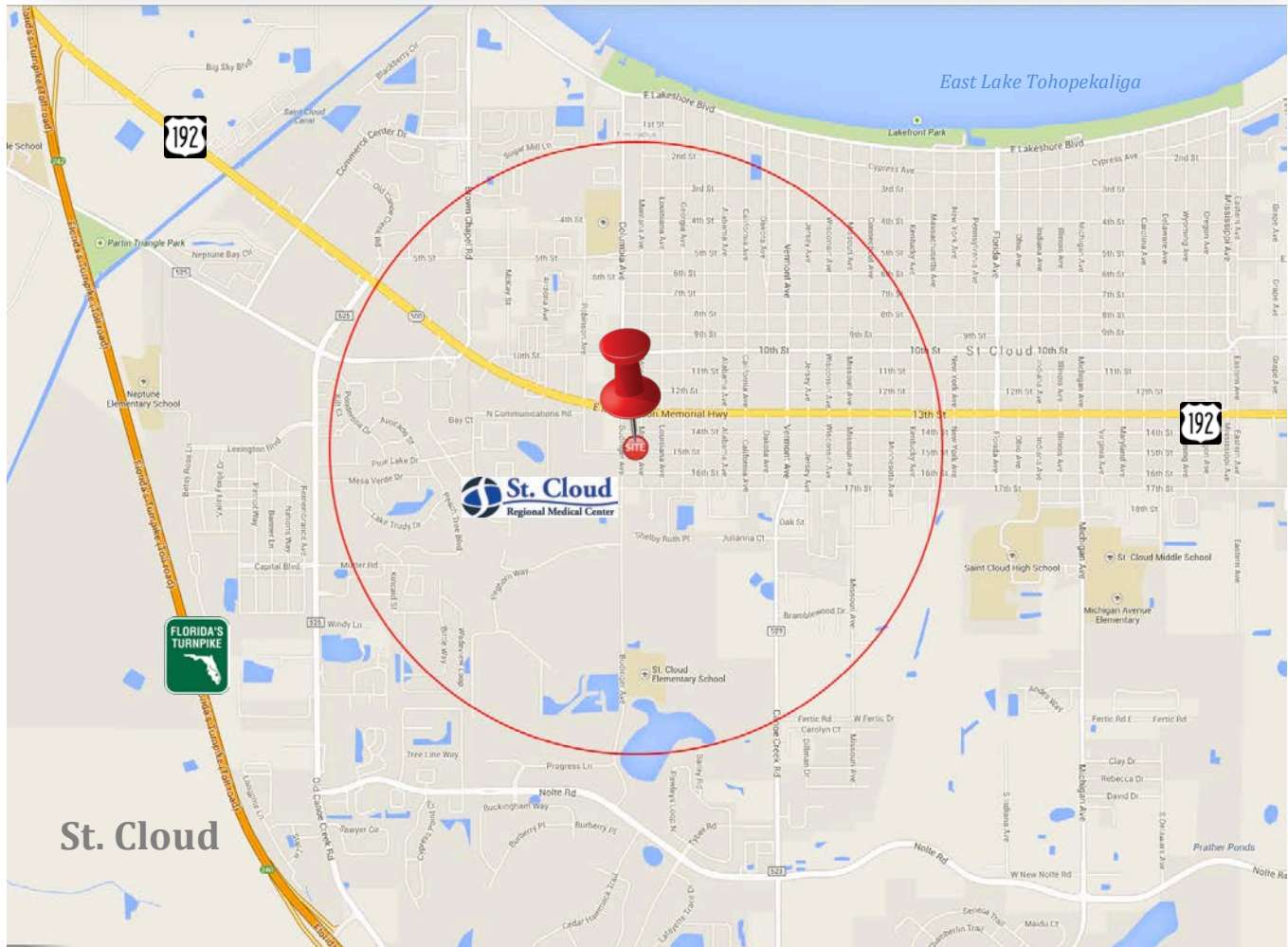COMMERCIAL REAL ESTATE SERVICES

Rob Beckner, Principal
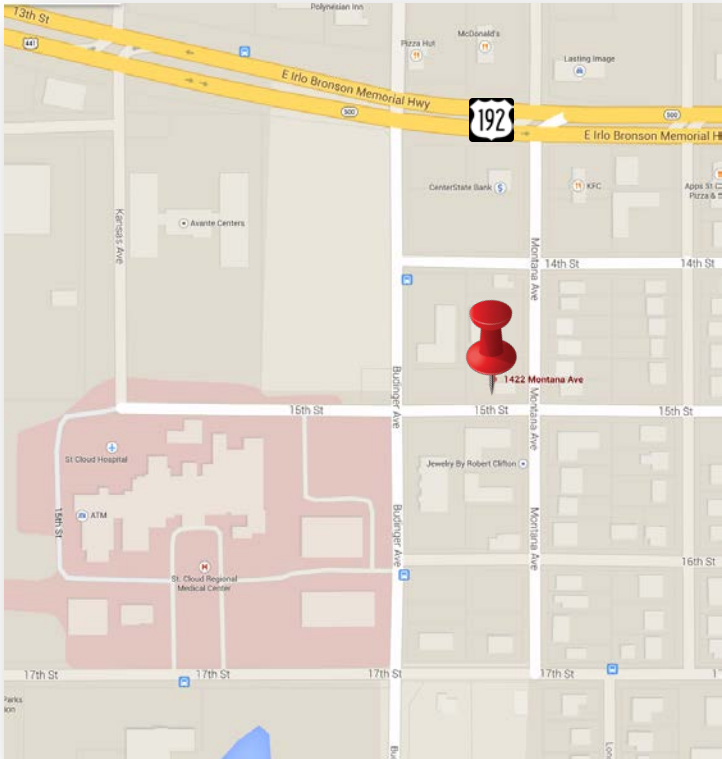Medical and Office Properties

(321) 722-0707 x11
Rob@TeamLBR.com

www.**TeamLBR**.com

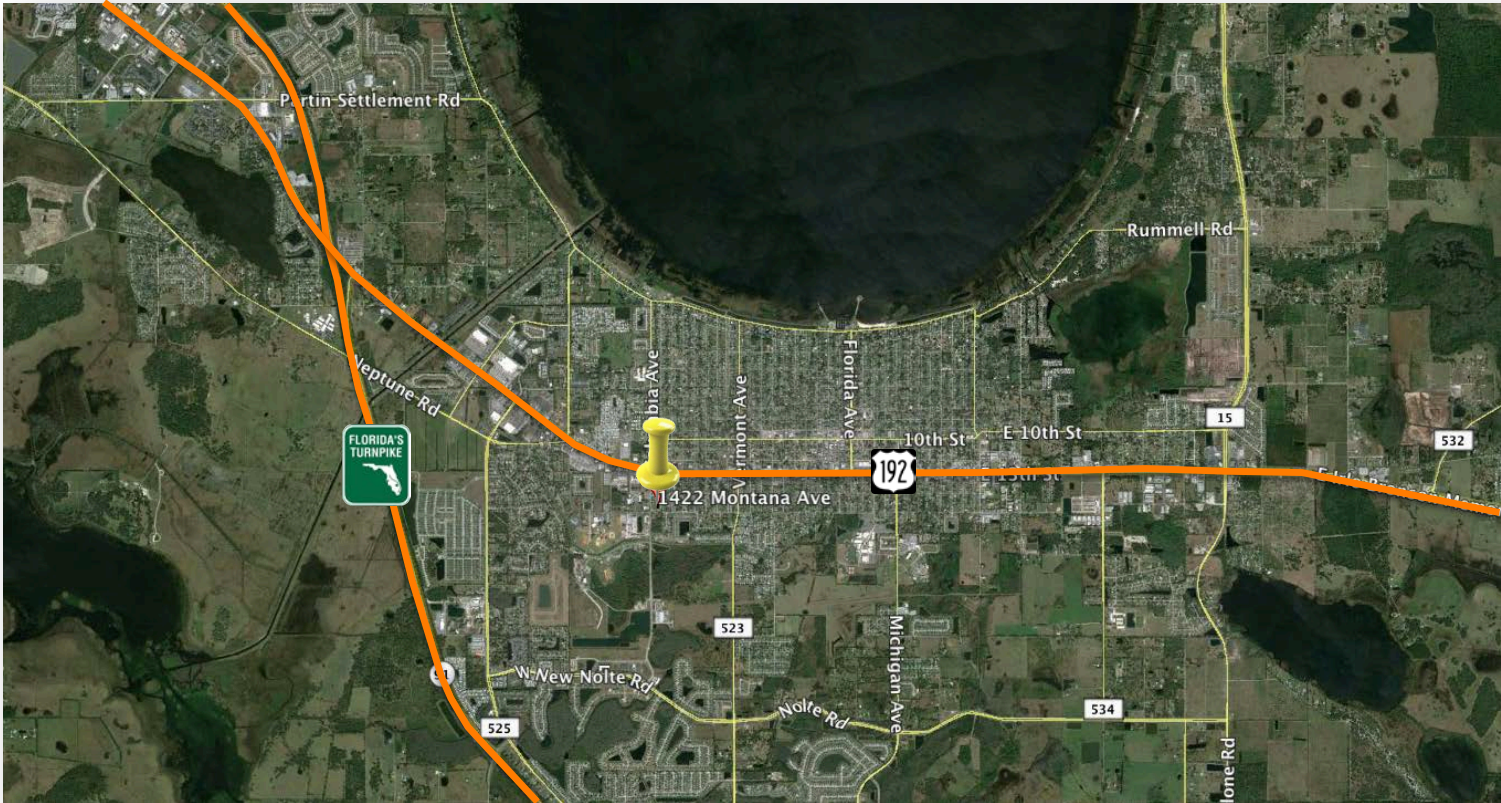70 W. Hibiscus Blvd. · Melbourne, Florida 32901 · (321) 722-0581 fax

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2014 DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	8,801	37,786	67,672
Avg. HH Income	$50,456	$53,060	$56,014
Median HH Income	$43,119	$44,369	$45,314

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