



**CITY COMMERCIAL**

**FOR SALE | LEASE:  
Professional Building with Carriage House  
226 Hillcrest St. Orlando, FL 32801**



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## Property Highlights

### Summary

- $\pm$  4,500 SF /  $\pm$  .47 ac
- Zoned O-1/T (City of Orlando) allows a wide variety of uses
- "Prairie School" brick style architecture
- Home to one of Orlando's early Mayors
- Many original elements restored
- Ideal for professional use
- Barrel tiled roofs
- $\pm$  24 parking spaces
- Lease Purchase & Seller Financing may be available
- Parcel ID: [25-22-29-0488-00-270](#)

### Features

- Building 1
  - 2 story main office  $\pm$  3,125 SF
  - Former law firm
  - Wood floors - select stain color to your choosing
  - 3rd floor loft storage area
  - 9' ceilings
- Building 2
  - 2 story office  $\pm$  1,360 SF
  - Excellent renovation completed
  - Income producing tenant in-place
  - Lease contains vacate clause (only at Buyer's election)



### 1st Floor Layout - Carriage House



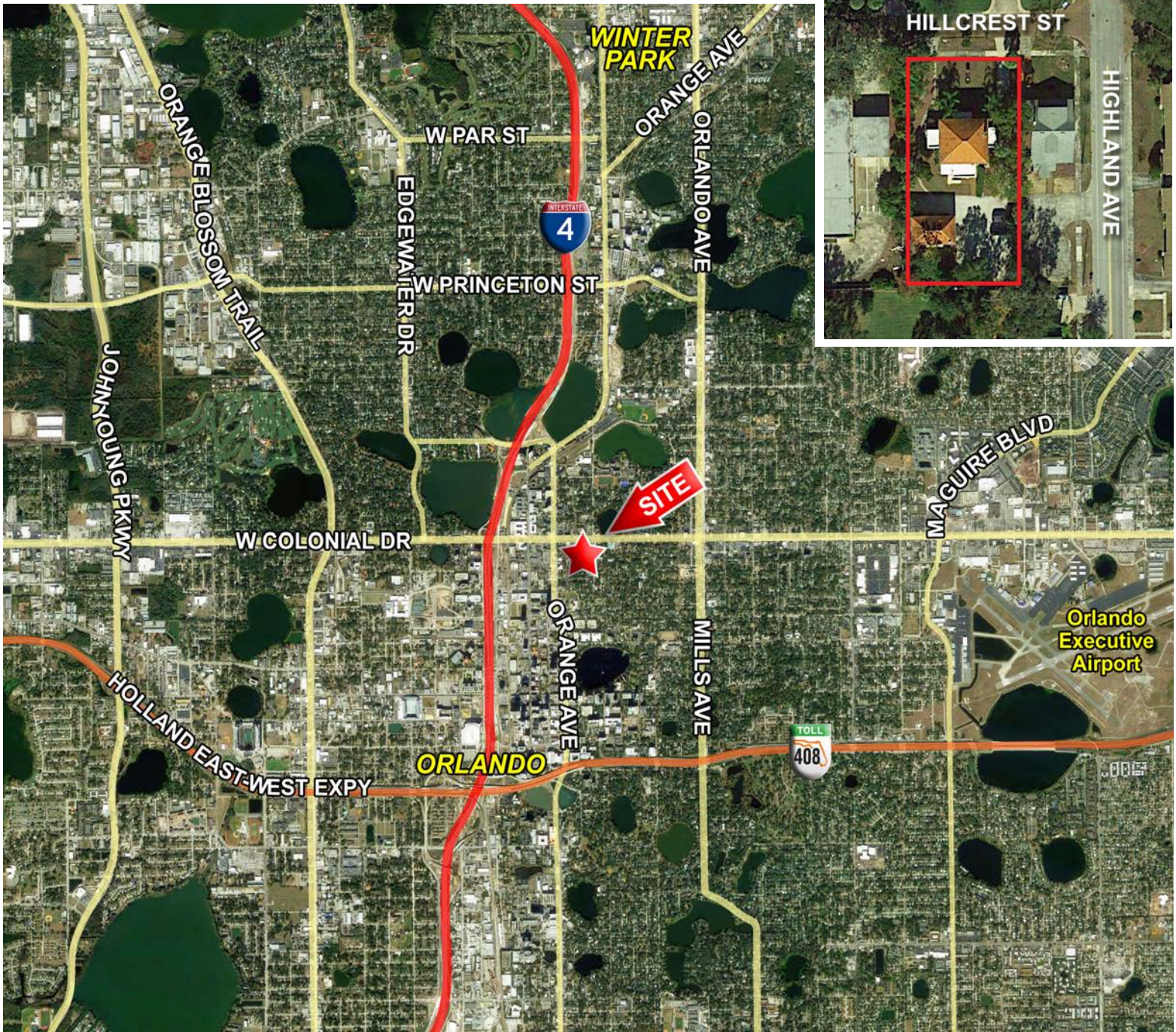
floor planner

### 2nd Floor Layout - Carriage House



floor planner

**Market Aerial**



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