



**COLDWELL
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SCHMIDT, REALTORS®

MAJESTIC RESTAURANT LOUNGE AND EVENT CENTER

\$3,950,000

801 N John Young Pkwy
Orlando, FL 32804

AVAILABLE SPACE
20,780 SF

FEATURES

- Close to Downtown Orlando
- Heavy Day and Night Time Traffic
- Concrete Construction With Very High Parking
- Ratio

AREA

The site is minutes from the heart of downtown Orlando and has been an event hall for many years. The site would be perfect for a restaurant, night club, event hall or even a daycare.



FOR SALE

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OFFICE

Ray Brunner
415 608 1942
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[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

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SALE



OFFERING SUMMARY

Sale Price:	\$3,950,000
Cap Rate:	7.1%
Available SF:	
Lot Size:	2.76 Acres
Year Built:	1980
Building Size:	20,780 SF
Renovated:	2000
Zoning:	AC2
Traffic Count:	47,336
Price / SF:	\$190.09

PROPERTY OVERVIEW

Realty Capital is proud to present the Majestic Event Hall to market. This offering consists of over 20,000 feet of nightclub/event hall zoned building that sits on over 2.75 acres. The property has over 200 feet of frontage on John Young Parkway which is one of the main N/S roads in Orlando. The site is minutes from the heart of downtown Orlando and has been an event hall for many years. The site would be perfect for a restaurant, night club, event hall or even a daycare. The current tenant is on a M-T-M lease and could be renewed or replaced depending on rental needs. Please contact Saxon Evans for more details. Similar locations in Orlando rent for between \$13-\$15 a foot NNN. The tenant has requested a 5 year renewal with a personal guarantee but this would be up to the new buyer.

PROPERTY HIGHLIGHTS

- Close to Downtown Orlando
- Heavy Day and Night Time Traffic
- Concrete Construction With Very High Parking
- Ratio

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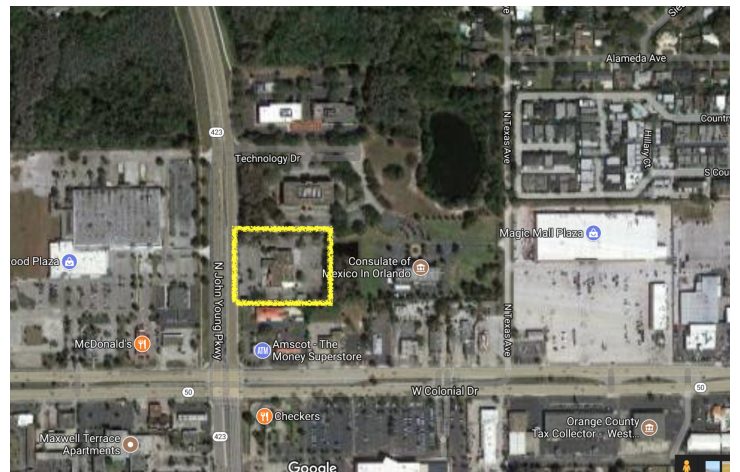




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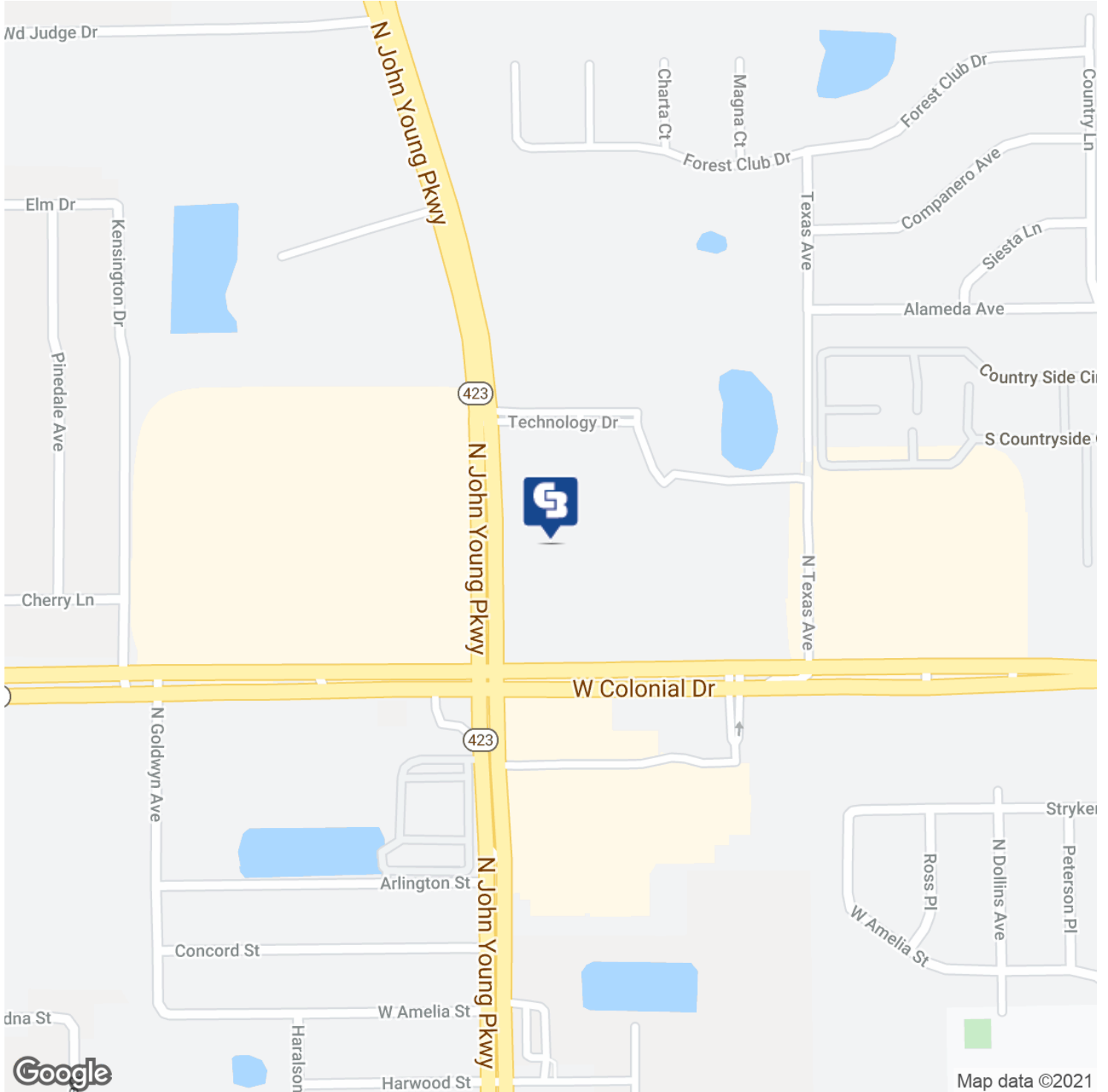
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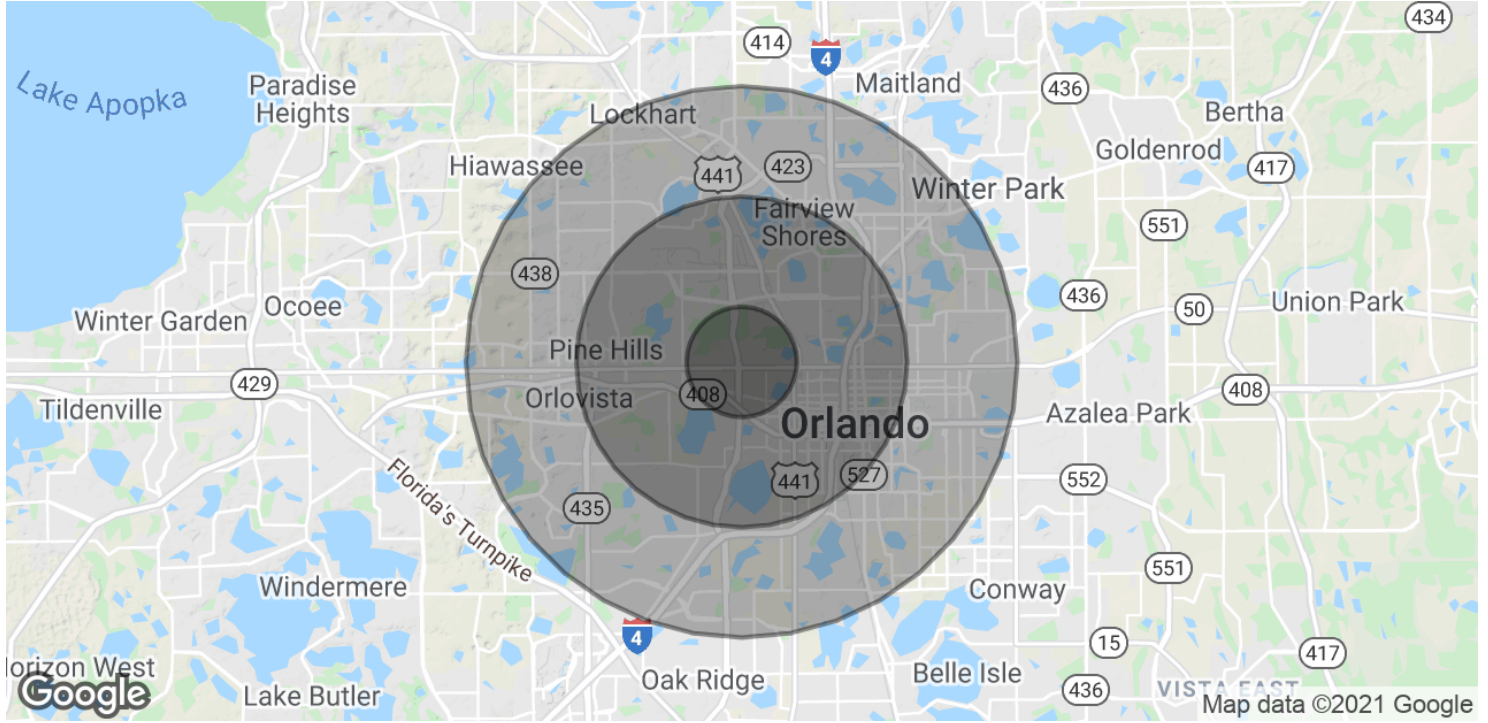




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SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,073	85,749	286,191
Average age	34.4	33.5	33.2
Average age (Male)	27.9	31.3	31.8
Average age (Female)	37.9	35.3	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,802	32,555	110,311
# of persons per HH	2.8	2.6	2.6
Average HH income	\$48,429	\$53,526	\$55,590
Average house value	\$366,683	\$295,973	\$273,196

* Demographic data derived from 2010 US Census

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