



# C. BRENNER, INC.

COMMERCIAL REAL ESTATE

## Redevelopment Opportunity *Downtown Orlando Office*

**1611 Hillcrest St - \$399,000**

**Orlando, FL 32803**



- **.15 acre lot with flexible MU-2 zoning allows many options for commercial redevelopment**
- **Immediately off Hwy 50 and Fern Creek Ave, close to I-4 and Hwy 408**
- **Property backs up to 7-11 and across the street from Publix, right by brand new Starbucks**
- **Located in the highly desirable Mills/50 District, near Thornton Park, Milk District, and Downtown Orlando**
- **Renovate the existing 1,088 SF freestanding building or redevelop**
- **Existing building has 3 offices, reception, conference and break room**
- **Ample parking on site**
- **Qualified Opportunity Zone**
- **Commercial zoning will allow retail, bar, restaurant, coffee shop, event space, salon**

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