



For Sale

Extremely Rare On-Campus, Owner-User Opportunity

80 West Gore Street | Orlando, FL

5,787± s.f. Medical/Office plus

1,450± s.f. Carriage House

 **JLL** SEE A BRIGHTER WAY

Opportunity Details



Property for sale with two buildings



Approximately 1 Acre



Originally built in 1925



Accepted as a historical landmark in 1985



The property is located on West Gore Street just south of downtown Orlando



Located on the northern edge of Orlando Health's main Downtown Orlando Campus



Excellent access to I-4, SR 408, S. Orange Avenue and Downtown Orlando core



Zoned O-2/T/AN, City of Orlando



Parking: 4.0/1,000 s.f.



This property is located within the SoDo District / Opportunity Zone



Offered at \$3,250,000



The Buildings



“Clarendon Place” - The Main House is Greek Revival style and zoned commercial



5,787± s.f. medical/office opportunity



The first floor is 4,032± sf and the second floor is 1,755± s.f.; additional storage on third floor not included in square footage



Elevator access directly to the second floor within the premises



Former procedure and recovery rooms located on the second floor



“Clarissa Cottage” - The Carriage House is zoned residential



The property includes a carriage house with a total of two, 2-bedroom residential, apartment units



Unit 1 is ground floor with 725± s.f.

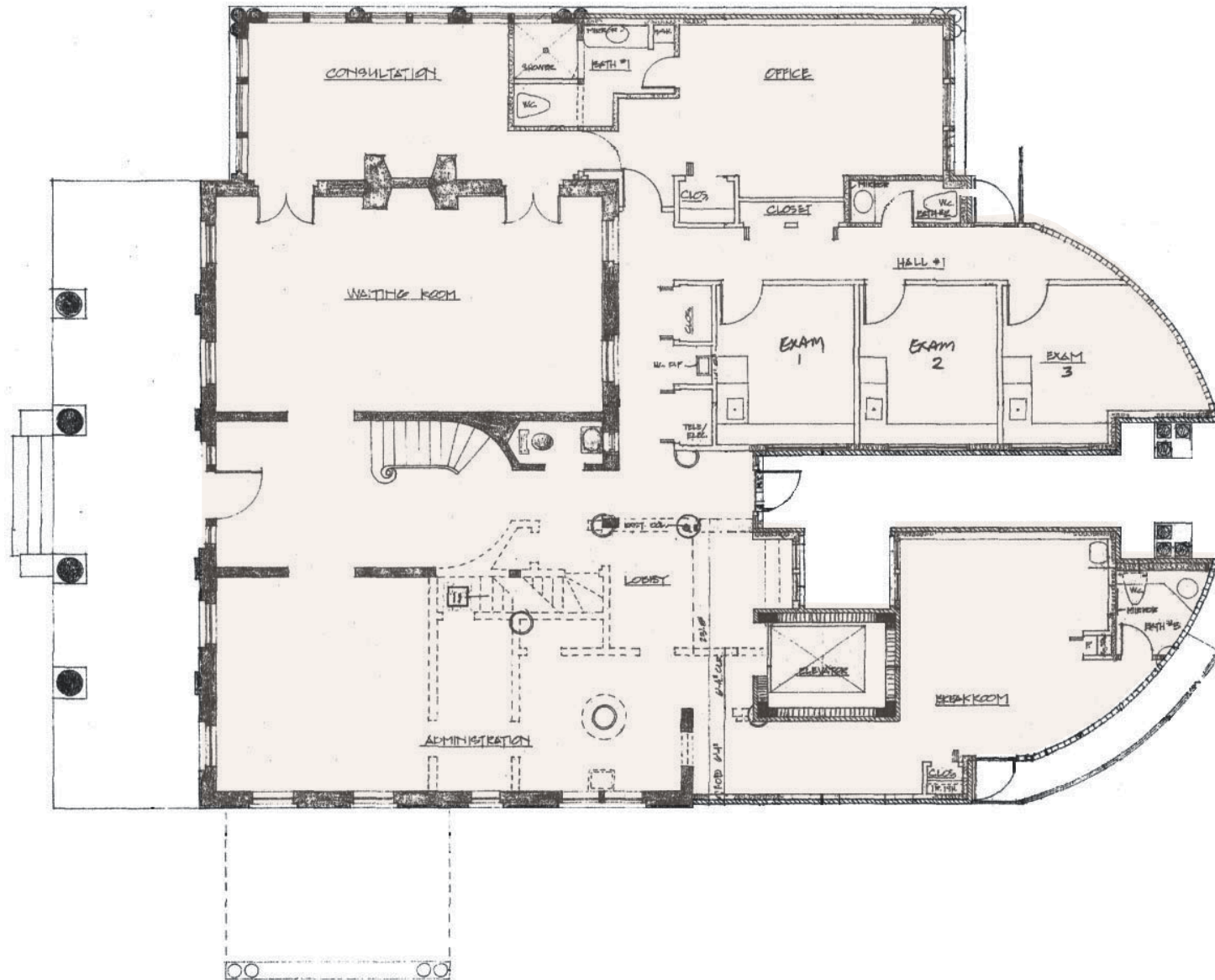


Unit 2 is second floor with 725± s.f.; accessible via stairs only with chair lift

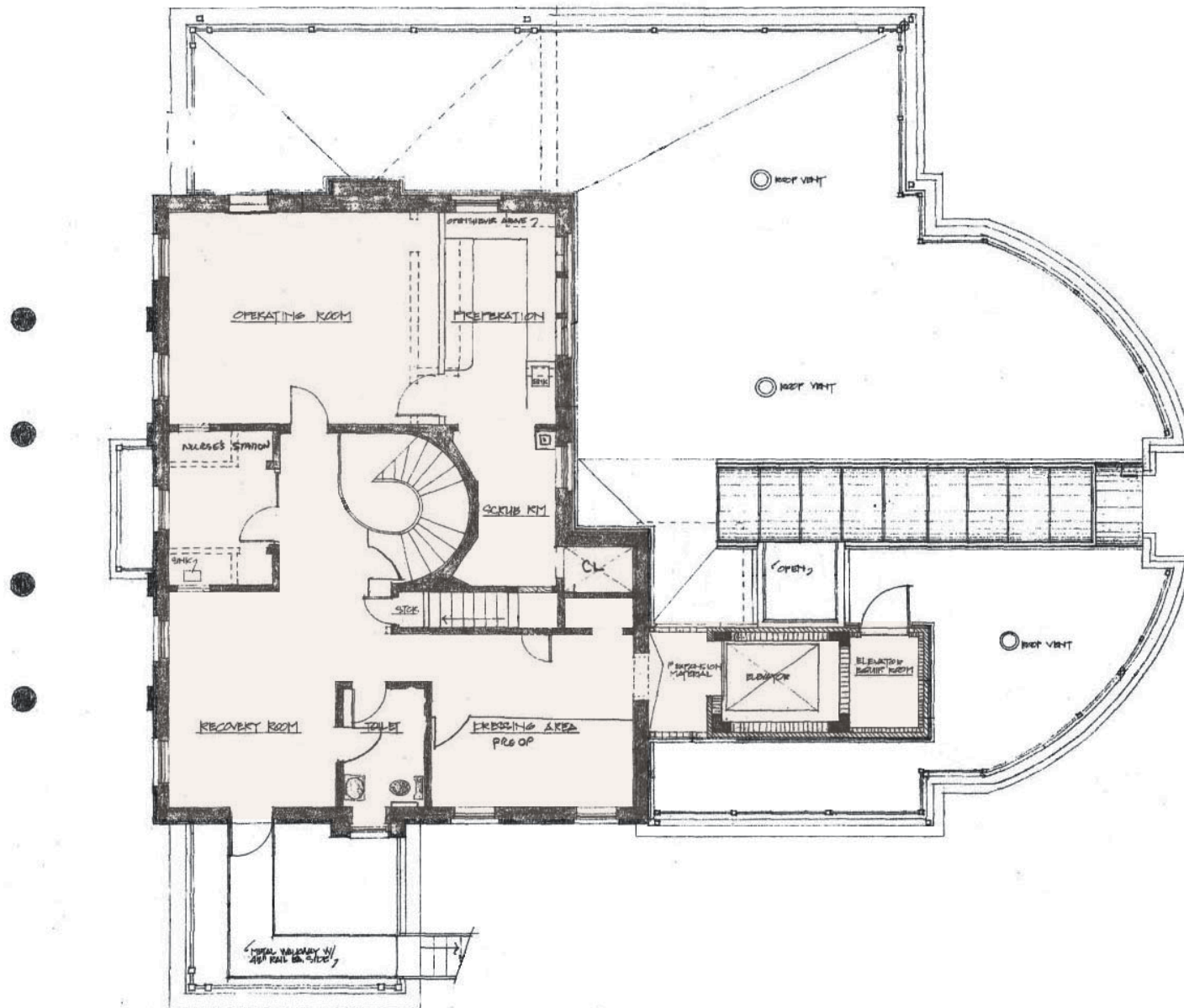


100% occupied rental units provides ancillary income

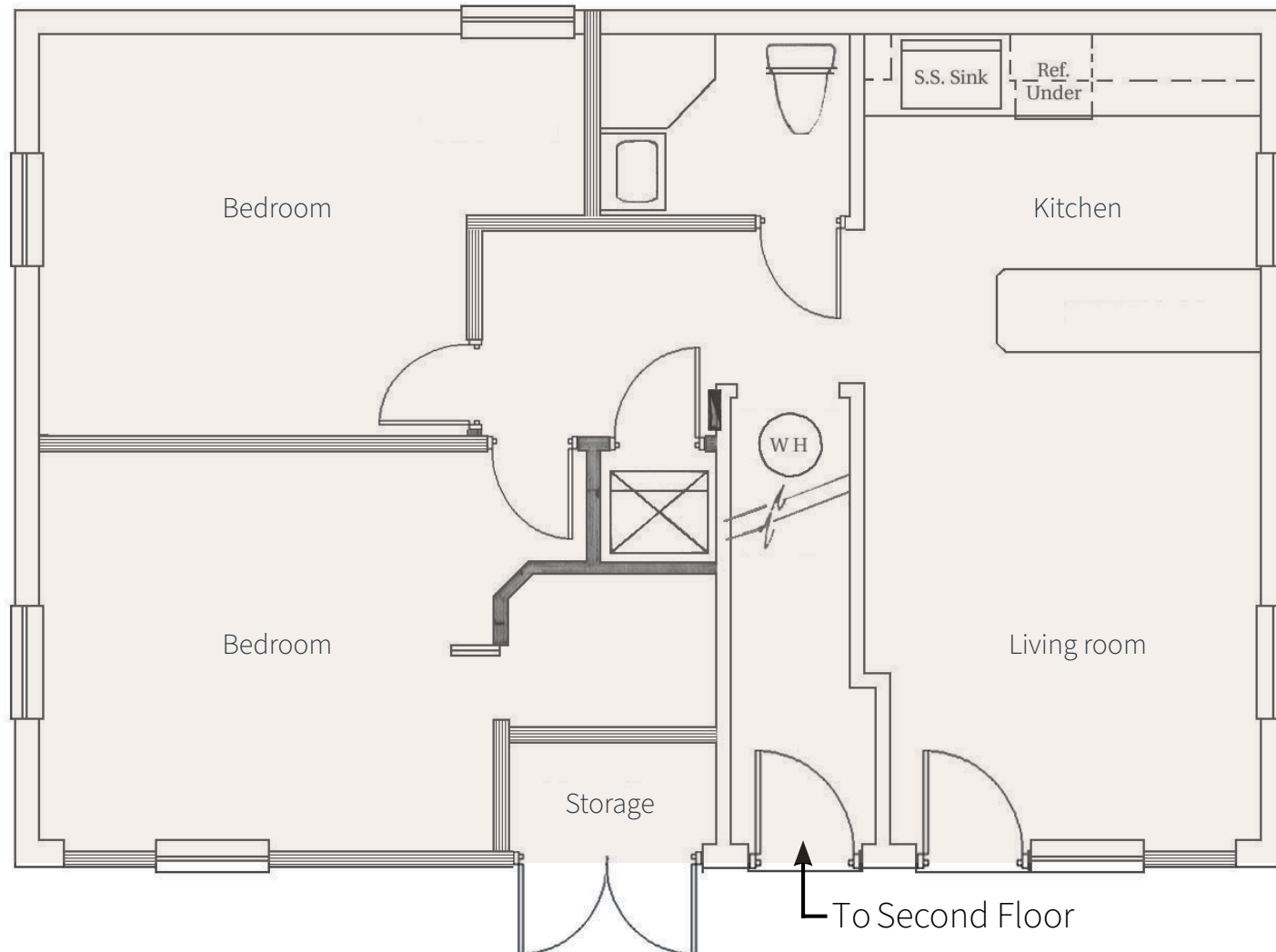
First floor plan | Clarendon Place



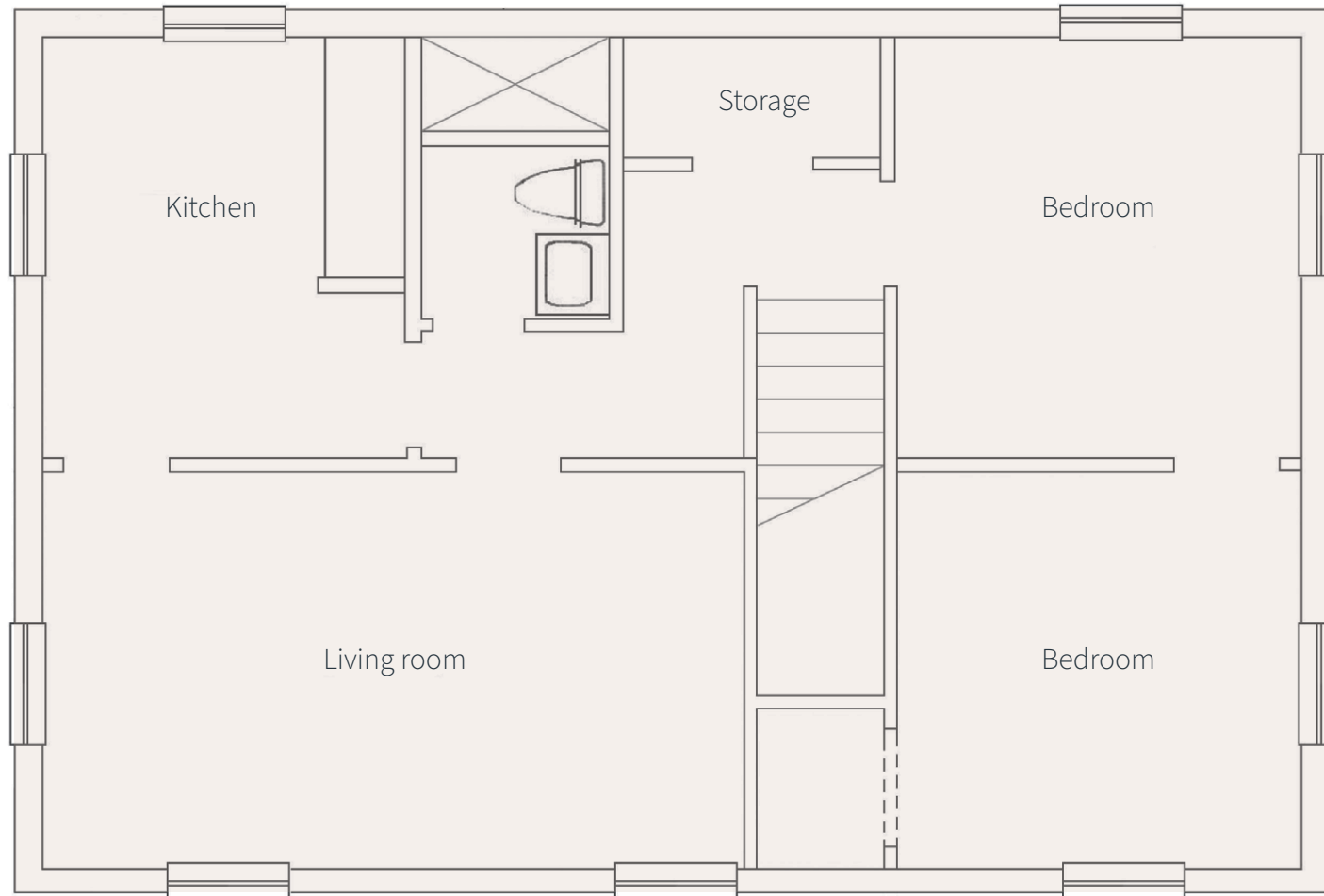
Second floor plan | Clarendon Place



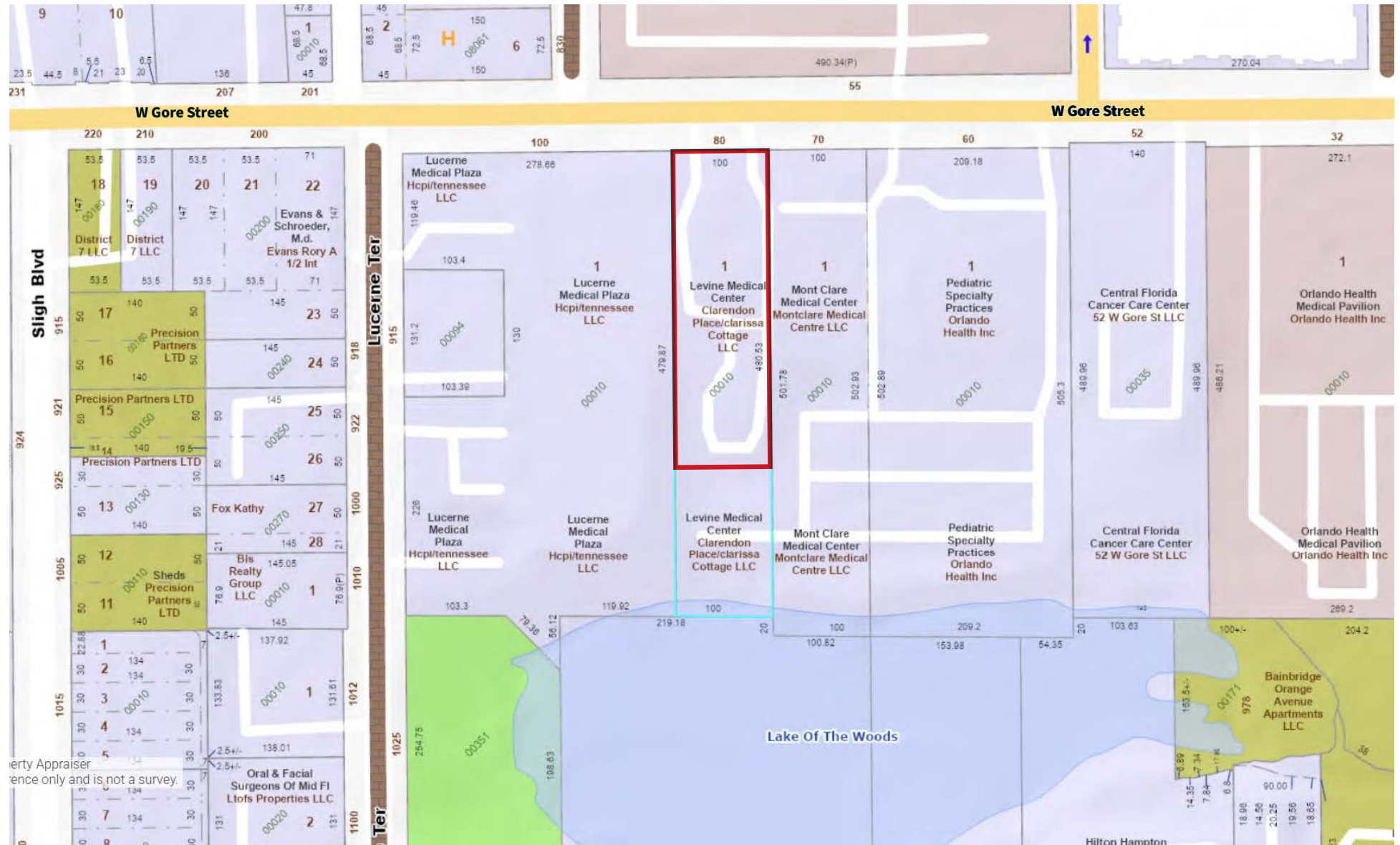
First floor plan | Clarissa Cottage Unit 1



Second floor plan | Clarissa Cottage Unit 2



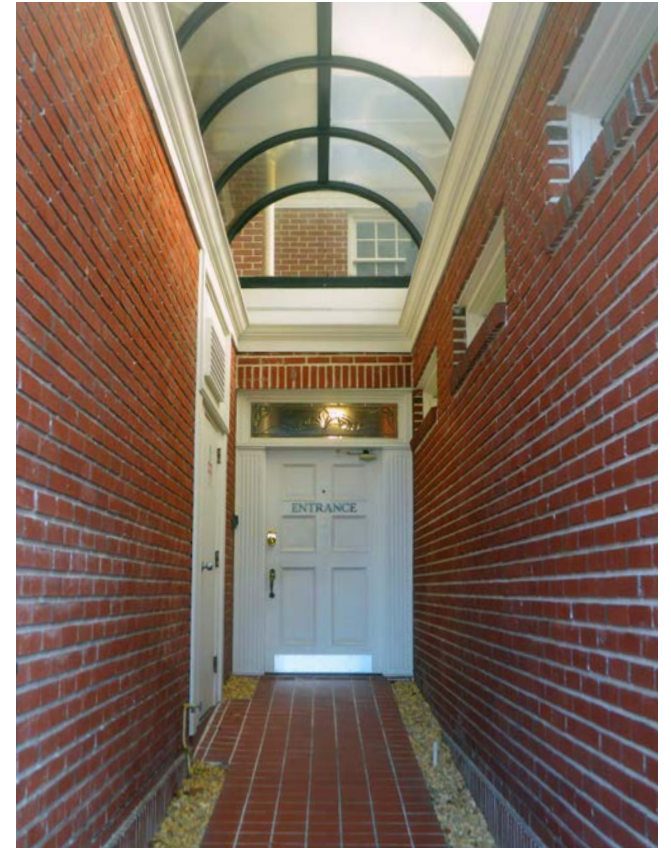
The Property



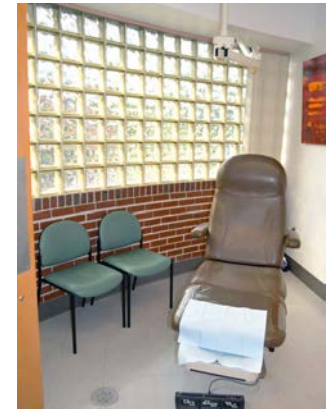
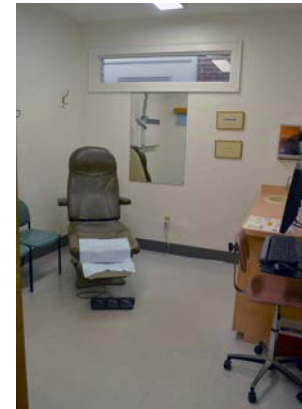
Medically Intensive Location



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