



**C. BRENNER, INC.**

COMMERCIAL REAL ESTATE

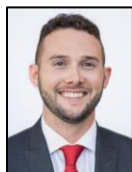
**Downtown Orlando Office with MU-2 Zoning  
\$399,000**

**1611 Hillcrest St,  
Orlando, FL 32803**



- **1,088 SF office building in Downtown Orlando's Colonialtown South**
- **.15 acre lot with MU-2 zoning allowing variety of commercial uses**
- **Property backs up to 7-11 and across the street from Publix**
- **Existing building has 3 offices, reception, conference, and break room**
- **Ample parking on site**
- **One block south of E Colonial Dr, close to I-4 and HWY 408**
- **Surrounded by shopping and dining options in the Mills/50 District, Thornton Park, the Milk District, and Downtown Orlando**
- **Qualified Opportunity Zone**

Ben Brenner  
Lic. RE Broker  
C. Brenner, Inc.



Cell: 407-970-6447  
Office: 407-677-1700

Email: [bbrenner@cbrenner.com](mailto:bbrenner@cbrenner.com)  
Website: [cbrenner.com](http://cbrenner.com)

3586 Aloma Ave, Suite 5, Winter Park, FL 32792