

**FOR SALE**

**(407) 801-2090**

# OFFICE CONDO

2801 17th Street, Saint Cloud, FL 34769



**Margus Mahar**  
Managing Partner  
[margus@eurocomdevelopments.com](mailto:margus@eurocomdevelopments.com)  
321.388.6856



# LOCATION & PROPERTY



- **NEW CONSTRUCTION**
- Completed: 2021
- Type: Concrete Block
- Total Building: 11,400 SF
- Lot: 0.97 AC
- Floors: 2
- Elevator: Yes
- For Sale: 5,700 SF - 1<sup>st</sup> Floor
- Division: 2,136 SF / 3,564 SF
- Type: Condominium
- Use: Medical / Professional
- Parking: 41 (Total)
- Ratio: 3.6 / 1,000 SF
- Condition: Shell

## LOCATION, LOCATION, LOCATION!

St. Cloud Medical Plaza is located across Orlando HEALTH™ and its recently acquired St. Cloud Hospital, within 4 blocks from E. 192 and approx. 45,000 daily traffic count.

Saint Cloud has been growing exponentially during past few years, as 5-mile radius population is projected to exceed 100,000 residents by 2026.

St. Cloud Medical Arts Campus (MAC) is being established to develop surrounding area. The MAC will designate several blocks for medical use - St. Cloud Medical Plaza building being inside of it.

St. Cloud has one of the highest average household income exceeding \$72,000 annually.

# 2801 17th Street, Saint Cloud, FL 34769

Price: \$1,320,000  
Total Size: 5,700 Sq. Ft.  
Unit Floor: First  
Division: 2 Units  
Condition: "Gray Shell"  
Buildout: Available

## Possible Divisions

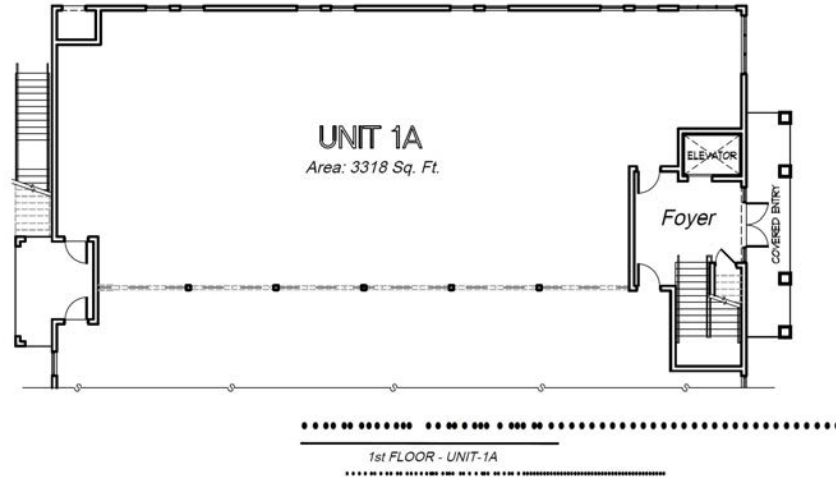
### Unit 1 A

Gross Size: 3,564 Sq. Ft.  
Net Size: 3,318 Sq. Ft.  
Price: \$820,000

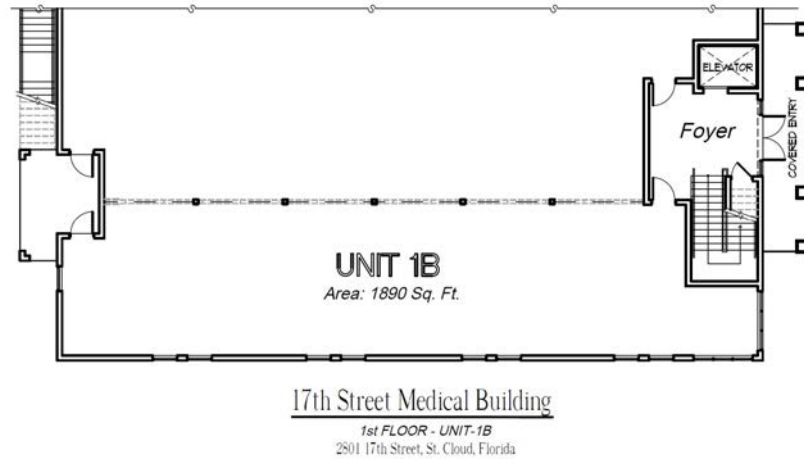
### Unit 1B

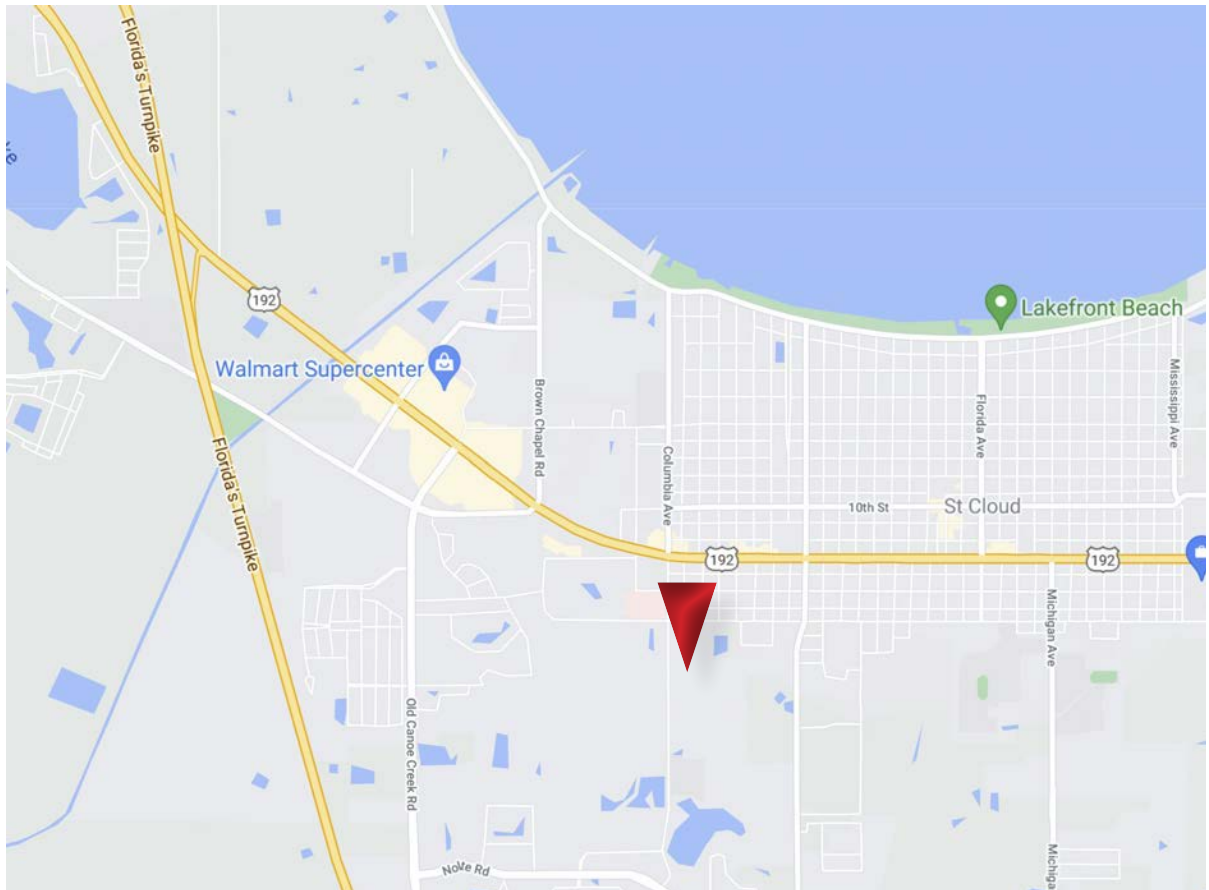
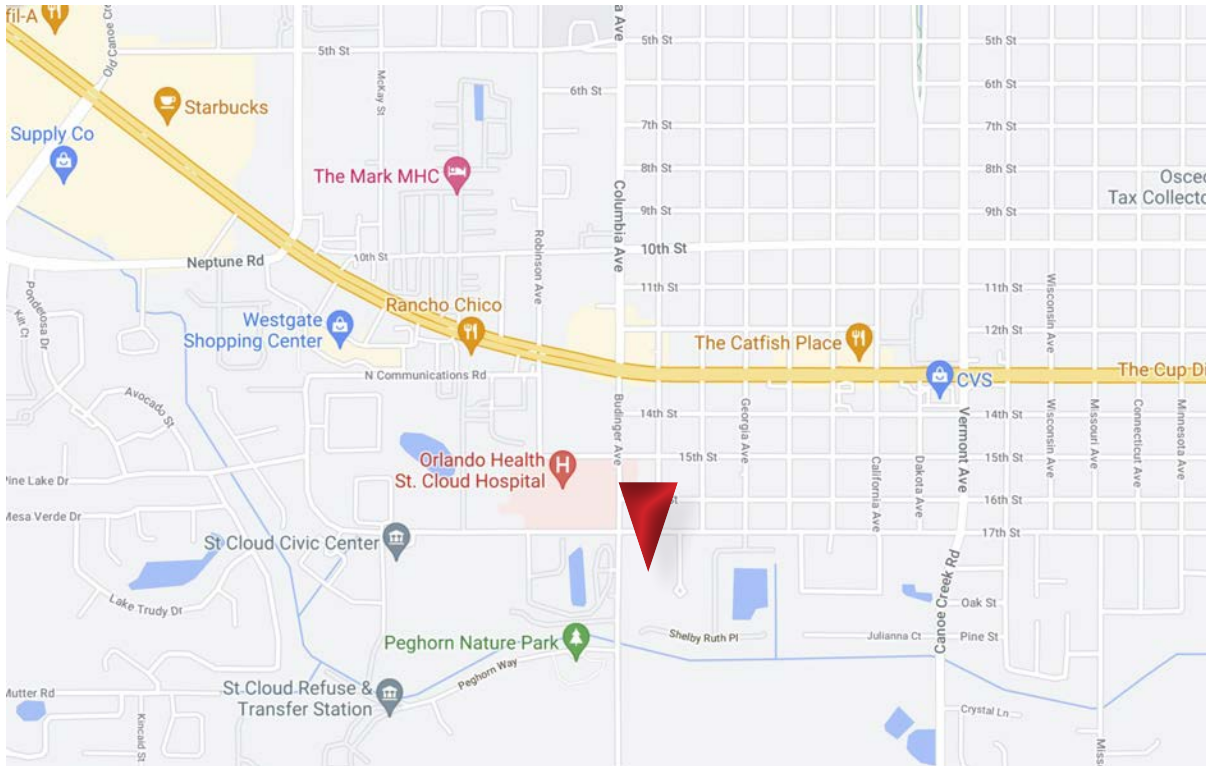
Gross Size: 2,136 Sq. Ft.  
Net Size: 1,890 Sq. Ft.  
Price: \$500,000

**AVAILABLE**



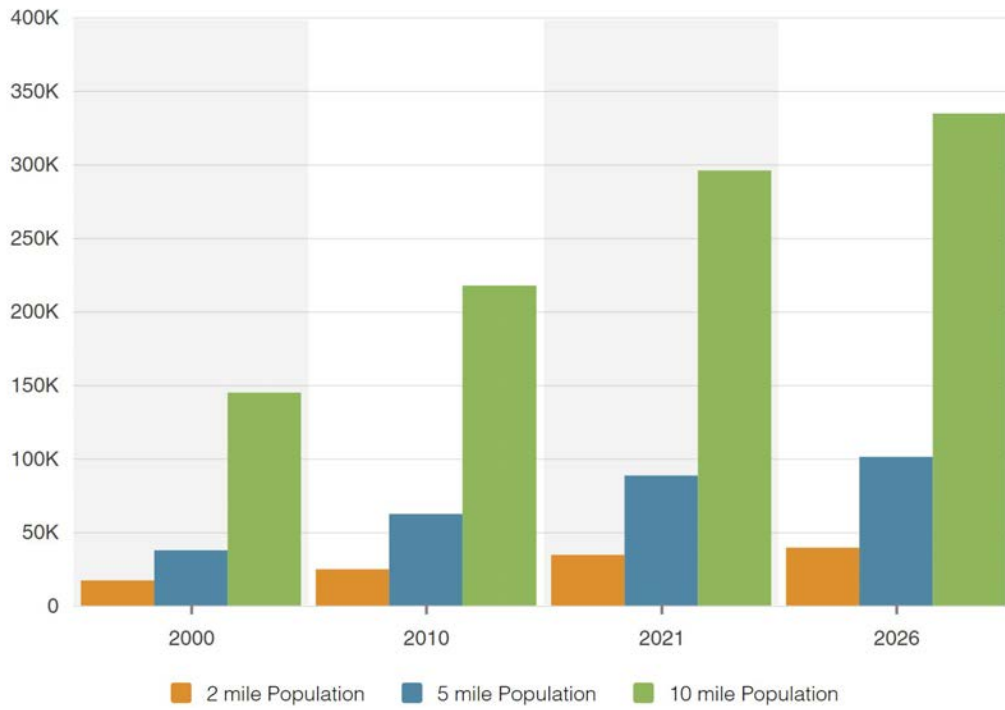
**AVAILABLE**



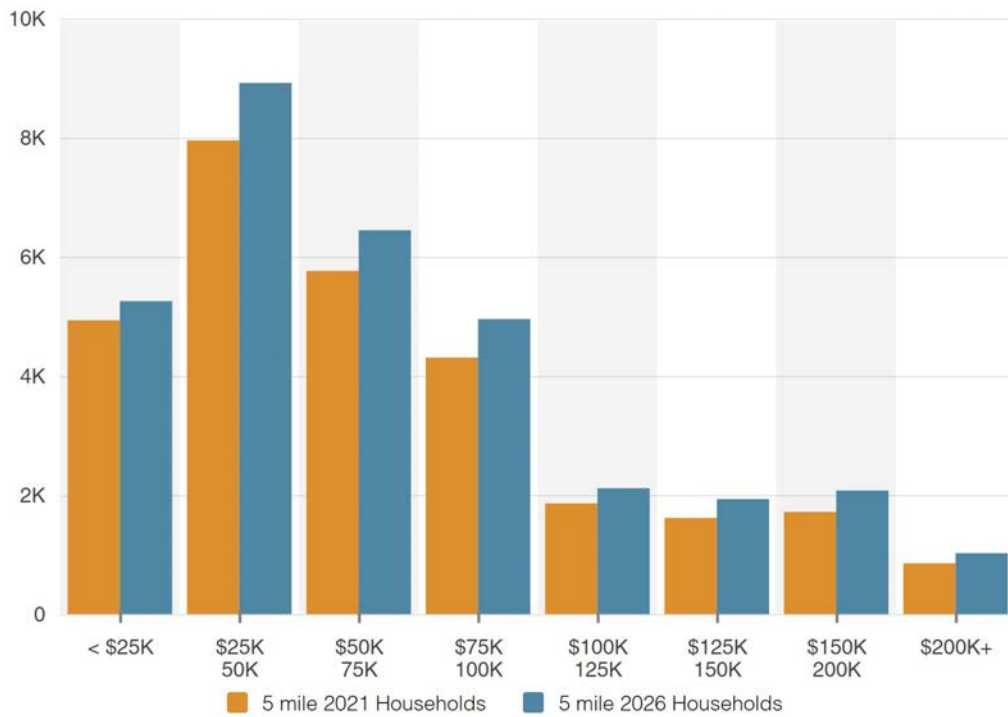


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## Population



## Household Income





Margus Mahar | 321.388.6856 | [margusmahar@gmail.com](mailto:margusmahar@gmail.com)

