



For Sale

# The Autrey House

Owner-User Opportunity

108 Hillcrest St, Orlando, Florida 32801

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## Redefining Downtown Orlando

### *The Autrey House as a Owner-User Opportunity*

Positioned in the heart of the Orlando Central Business District, 108 Hillcrest Street presents a rare and compelling owner-user opportunity along a high-visibility corridor on the north side of Downtown Orlando. This irreplaceable asset offers businesses a distinguished presence within one of Central Florida's most dynamic urban markets.

Zoned O-3/T within the City of Orlando, the property supports a range of office uses, providing flexibility for an owner-user seeking a unique headquarters or boutique office environment in a premier downtown location.

Rich in history, the site was originally constructed in 1914 as the residence of Orlando Mayor Latta M. Autrey, with architectural design by Murry S. King, one of Orlando's most notable early architects. Designed in the Chicago/Prairie Style, the building features distinctive elements such as Tuscan columns and white concrete trim, reflecting the elegance and craftsmanship of its era.

This is a unique opportunity to occupy a landmark property that seamlessly blends historic character with modern functionality, establishing a lasting presence in the evolving landscape of Downtown Orlando.

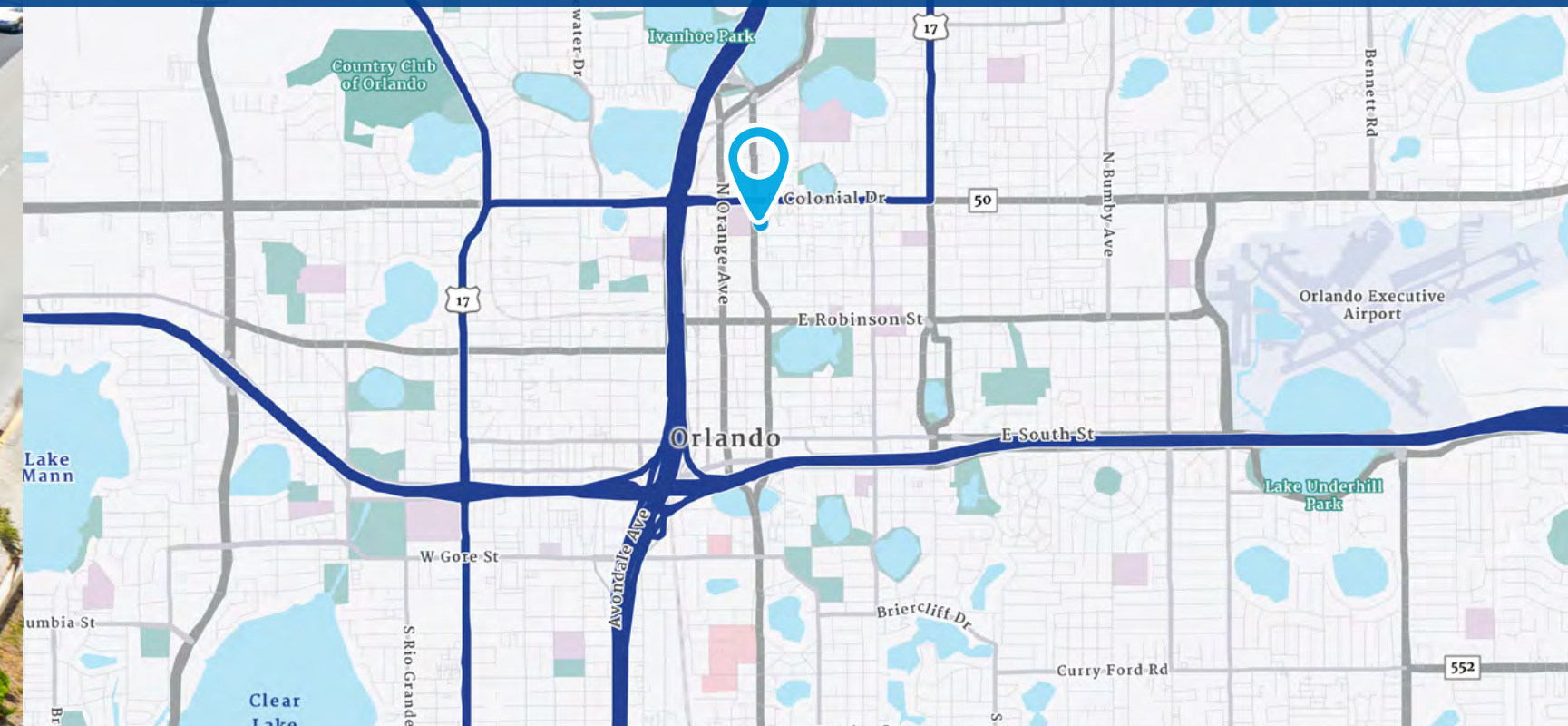
**108 Hillcrest Street** is strategically located at the southeast corner of Hillcrest Street and Magnolia Avenue within the Lake Eola Heights District of downtown Orlando. With a northern exposure, the property is near the entrance to downtown and is poised to benefit from future improvements in the area.

While not currently registered as a historical landmark, the site lies within the Lake Eola Heights District, a designated historic neighborhood. This district is one of downtown Orlando's oldest and most architecturally diverse, predominantly residential areas, featuring a mix of Craftsman, Mediterranean Revival, Colonial Revival, and frame vernacular residences that complement Art Deco and traditional homes, as well as established condominiums.

## Hillcrest Reimagined

*A Timeless Opportunity for the Visionary Developer*

- **Prime Downtown Corner** – Located at Hillcrest Street & Magnolia Avenue in the heart of Downtown Orlando, offering strong visibility and access amid growing residential and commercial activity.
- **Flexible Future Land Use** – Zoning supports residential, office, or mixed-use redevelopment, with City of Orlando backing for transformative projects.
- **Aligned with City Growth Vision** – Positioned within Orlando's downtown revitalization plan, encouraging dense, vibrant, and mixed-use development.
- **Historic Character, Modern Potential** – A rare opportunity to preserve historic charm while redeveloping for office, mixed-use, or boutique residential use.





▼ **Former Orlando Sentinel Redevelopment**  
Proposed \$2 billion investment by Miami-based Midtown Development in partnership with London's Heatherwick Studio

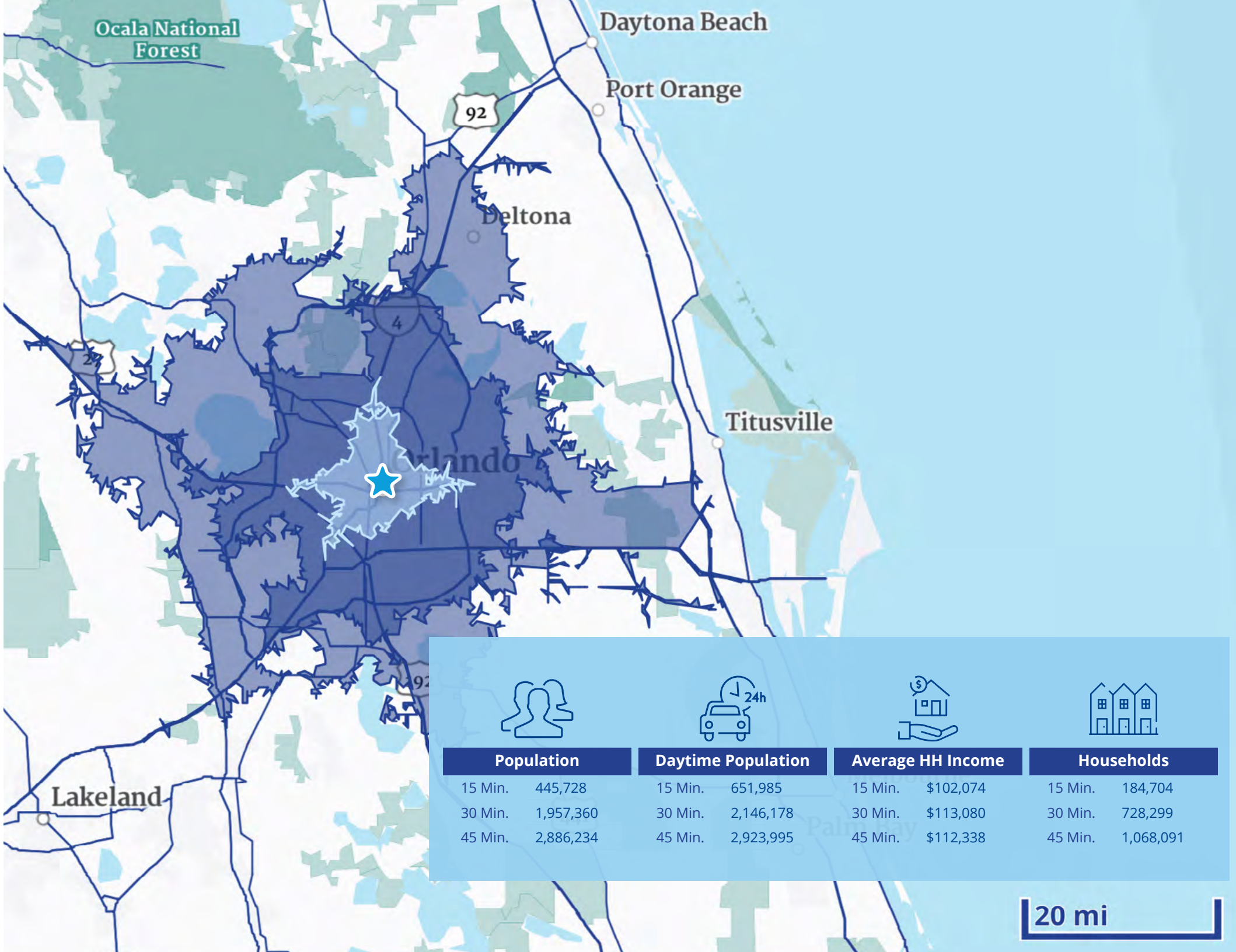
▼ **My Neighborhood Storage Center**  
108,924 sf self-storage & retail facility

## Property Summary

**Nestled in the heart of downtown Orlando**, the Autrey House at 108 Hillcrest Street stands as a symbol of enduring elegance and boundless potential. Built in 1914 for Latta M. Autrey, the two-story brick mansion is a masterpiece of the Chicago/Prairie Style, a rare treasure in Orlando's architectural landscape. With its stately Tuscan columns, sweeping eaves, and expansive 7,140 square feet of living space, this home was crafted to last—capturing a time of sophistication and vision.

|               |                                         |
|---------------|-----------------------------------------|
| Building Size | 7,140 SF                                |
| Lot Size:     | 0.48 acres                              |
| Year Built    | 1914                                    |
| Zoning        | O-3/T                                   |
| Parking       | (21) Surface Spaces plus Street Parking |
| Frontage      | 172'                                    |
| Parcel        | 25-22-29-3700-00-031                    |
| Market        | Orlando-Kissimmee-Sanford, FL           |

Sale Price  
\$2,900,000 (\$406.16 PSF)





# Orlando City Highlights

## Retail & Entertainment

1. The North Quarter  
F45, Reyes Mezcalaria, Shin Japanese Cuisine, Gravity, Unik Med Spa, The Pilates Loft

2. Dunkin', Greenbeat, Planet Smoothie, Envy Nails, 7-11, Lynx Central Station

3. Starbucks, Subway, The Great Greek, Mediterranean Grill, The Drake, DingTea, Massage Now

4. Huey Magoo's, Stemma Craft Coffee, Craft & Common, KAVA Culture, Brow Wizard, FedEx, Acropolis Greek Taverna, Fratellis Italian Restaurant, Tacos El Rancho

5. Mecatos Bakery & Cafe, Tin & Taco, Embers, Tropical Smoothie Cafe, Insomnia Cookies, Planet Pizza, Gringo's Locos, Elixir Kitchen & Bar, Thrive Cocktail Lounge

6. Creative Village, The Monroe, Vera Asian, Share Bar, JDub's Dub Shack, Grilled Cheezus, Starbucks, Qcreate Coffee, Luminary Park, Valencia College, UCF Downtown Campus

7. Trophy Room, Taco Bell, Allure Restaurant and Lounge, Le Boulangerie, Napasorn Thai,
8. Shakai Sushi Lounge, Harp & Celt, Cobb Plaza & Theatre, Super Rico's, Downtown Pourhouse, BENTO

9. Cucina Piza & Bar, The Bao Spot, Kres Chophouse, Solita Tacos & Margaritas, The Corner Pizza Bar, Citrus Club, Nature's Table, Latin Square Cuisine, Starbucks, Bosendorfer Lounge, Grand Bohemian Orlando

10. City Hall, CNL Towers, The Dr. Phillips Center, Aloft Orlando, Donwont Sunrail Station, Bumby Arcade, AC Sky Bar, AC Hotel

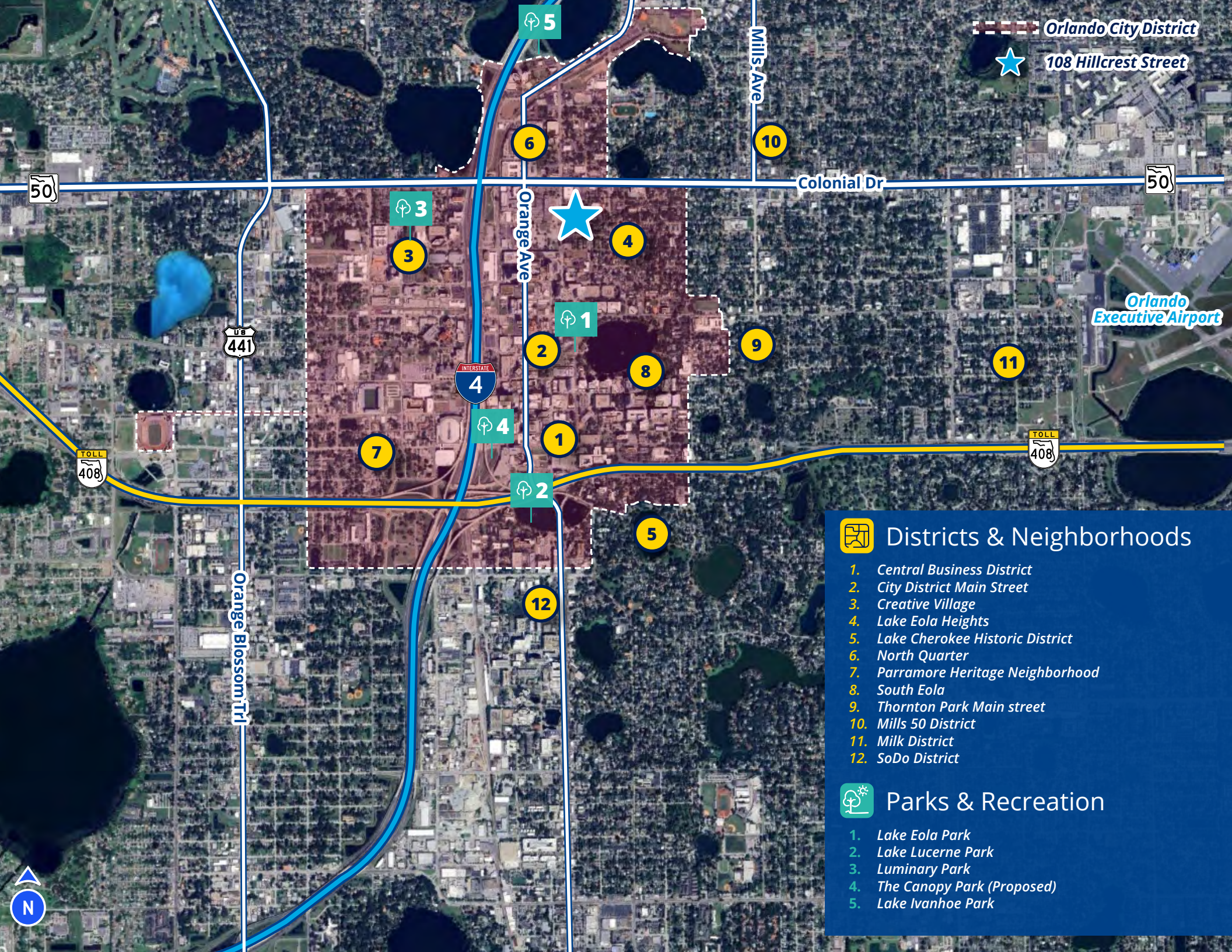
11. Kia Center, Westcourt (future), One80 Skytop Lounge, Orlando Magic Team Shop, AdventHealth Training Center, City View

12. Florida Dept. of Law Enforcement, Florida Agricultural & Mechanical University, US Middle District Court, Florida Dept. Children & Families

13. SoDo District, Orlando Health, Target, TJ Maxx, The Smoothie Room, LA Fitness, Jason's Deli, Planet Fitness, Taco Bell, Pollo Campero, Numero Uno Cuban Restaurant

## Central Florida Attractions

|                         |         |                        |         |
|-------------------------|---------|------------------------|---------|
| Universal Studios       | 10 Min. | Kennedy Space Center   | 40 Min. |
| International Dr        | 11 Min. | Daytona Int'l Speedway | 52 Min. |
| SeaWorld                | 15 Min. | Daytona Beach          | 55 Min. |
| Walt Disney World       | 17 Min. | New Smyrna Beach       | 55 Min. |
| Blue Springs State Park | 31 Min. | Port Canaveral         | 55 Min. |

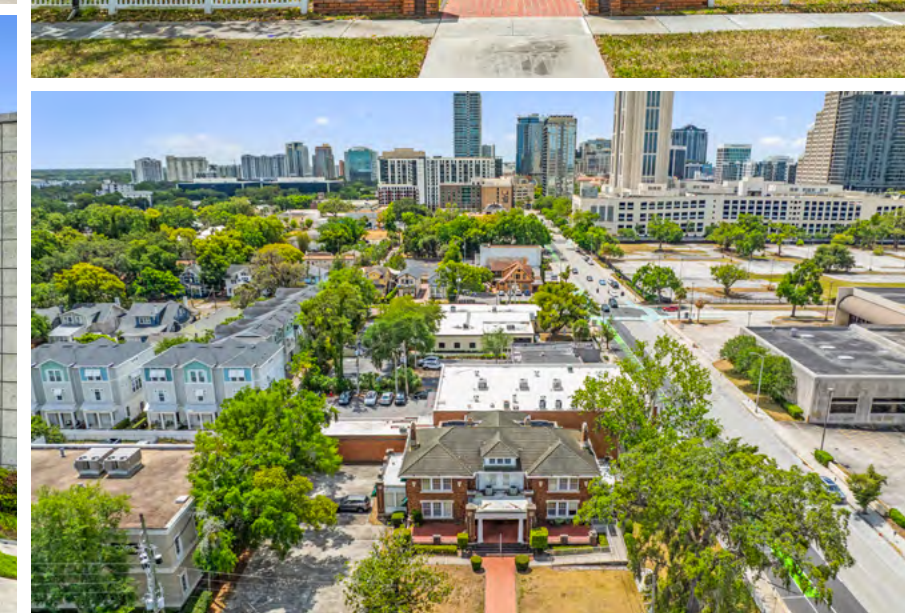
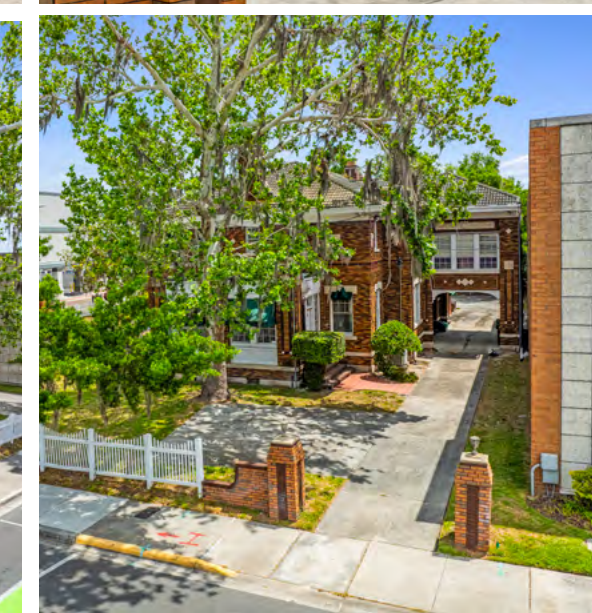
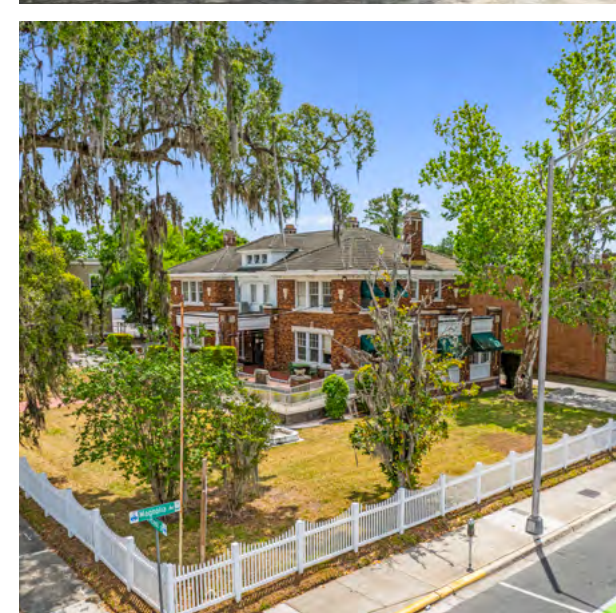


## Districts & Neighborhoods

1. Central Business District
2. City District Main Street
3. Creative Village
4. Lake Eola Heights
5. Lake Cherokee Historic District
6. North Quarter
7. Parramore Heritage Neighborhood
8. South Eola
9. Thornton Park Main street
10. Mills 50 District
11. Milk District
12. SoDo District

## Parks & Recreation

1. Lake Eola Park
2. Lake Lucerne Park
3. Luminary Park
4. The Canopy Park (Proposed)
5. Lake Ivanhoe Park



An aerial photograph of a city street scene. In the foreground, there are large, mature trees with green foliage. To the left, a modern, multi-story building with a light-colored facade and blue accents is visible. In the center, a parking lot with several cars is situated. To the right, a two-story house with a brown roof and a brick chimney is partially obscured by trees. In the background, a tall, white, modern skyscraper rises above the surrounding greenery. The sky is blue with some light clouds.

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