

# Office/Warehouse Opportunity in Sanford, FL

**Fact  
Business &  
Realty, Inc.**

eMail: [Factinvest@cfl.rr.com](mailto:Factinvest@cfl.rr.com)

**Property: 61,855 sq ft**

**Buildings: 40,000 sq ft**

**Use: Office/Warehouse**

**Price: \$6,185,500**

**Cap Rate: 5%**

## ***SANFORD INVESTMENT OPPORTUNITY***

***An Entire Downtown City  
Block - 1.42 Acres***



**Contact: Frank J. Thomas**

**407.497.4192**

# Elm Ave Parcels Information

**Parcel Information**

|                  |                                      |
|------------------|--------------------------------------|
| Parcel           | 25-19-30-5AG-0107-0010               |
| Owner(s)         | TOMKAT ENTERPRISES INC               |
| Property Address | 204 N ELM AVE SANFORD FL 32771       |
| Mailing          | PO BOX 952946<br>LAKE MARY, FL 32795 |
| Subdivision Name | <a href="#">SANFORD TOWN OF</a>      |
| Tax District     | S3-SANFORD-WATERFRONT REDVDST        |
| DOR Use Code     | 48-WAREHOUSE-DISTR & STORAGE         |
| Exemptions       |                                      |

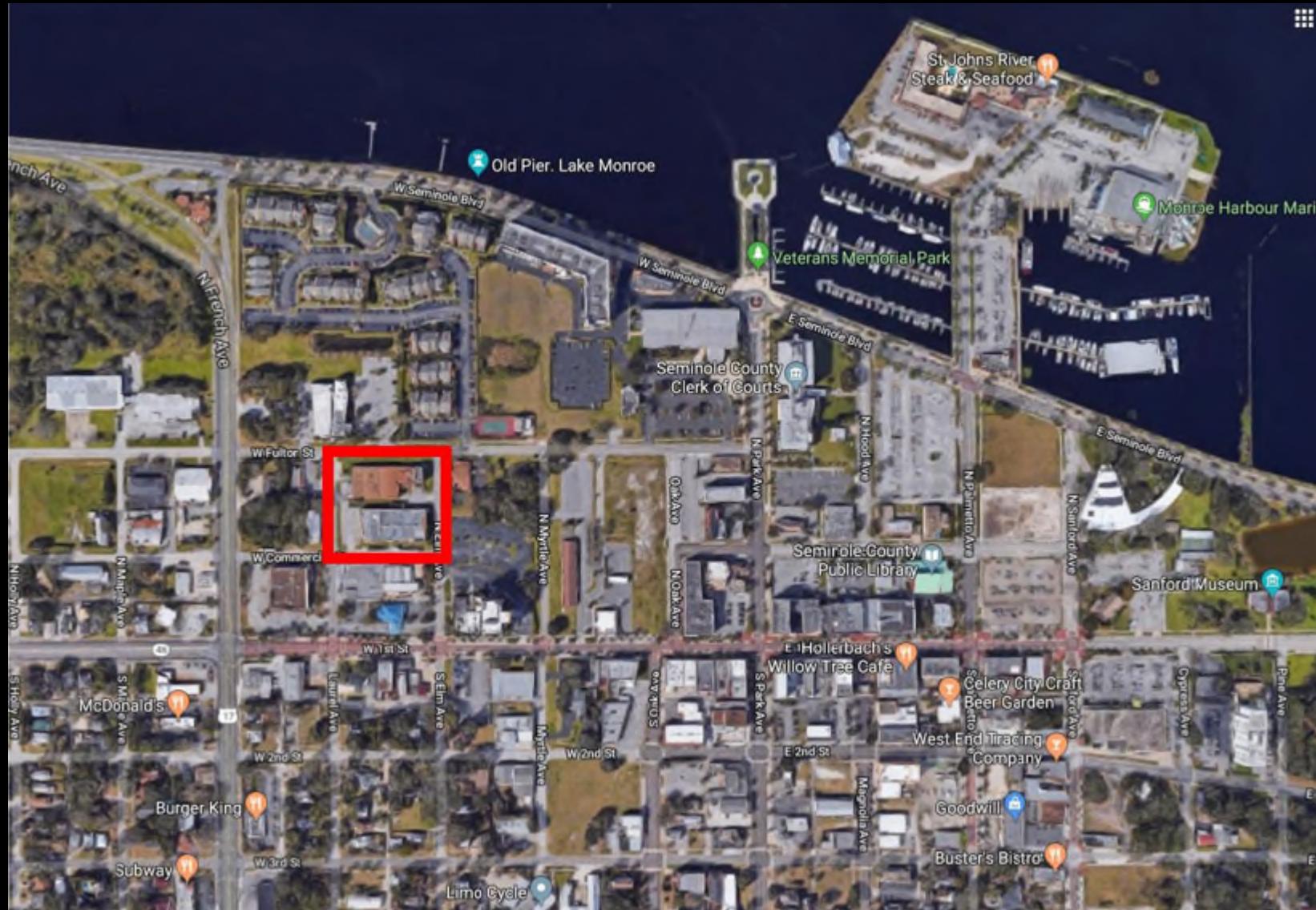


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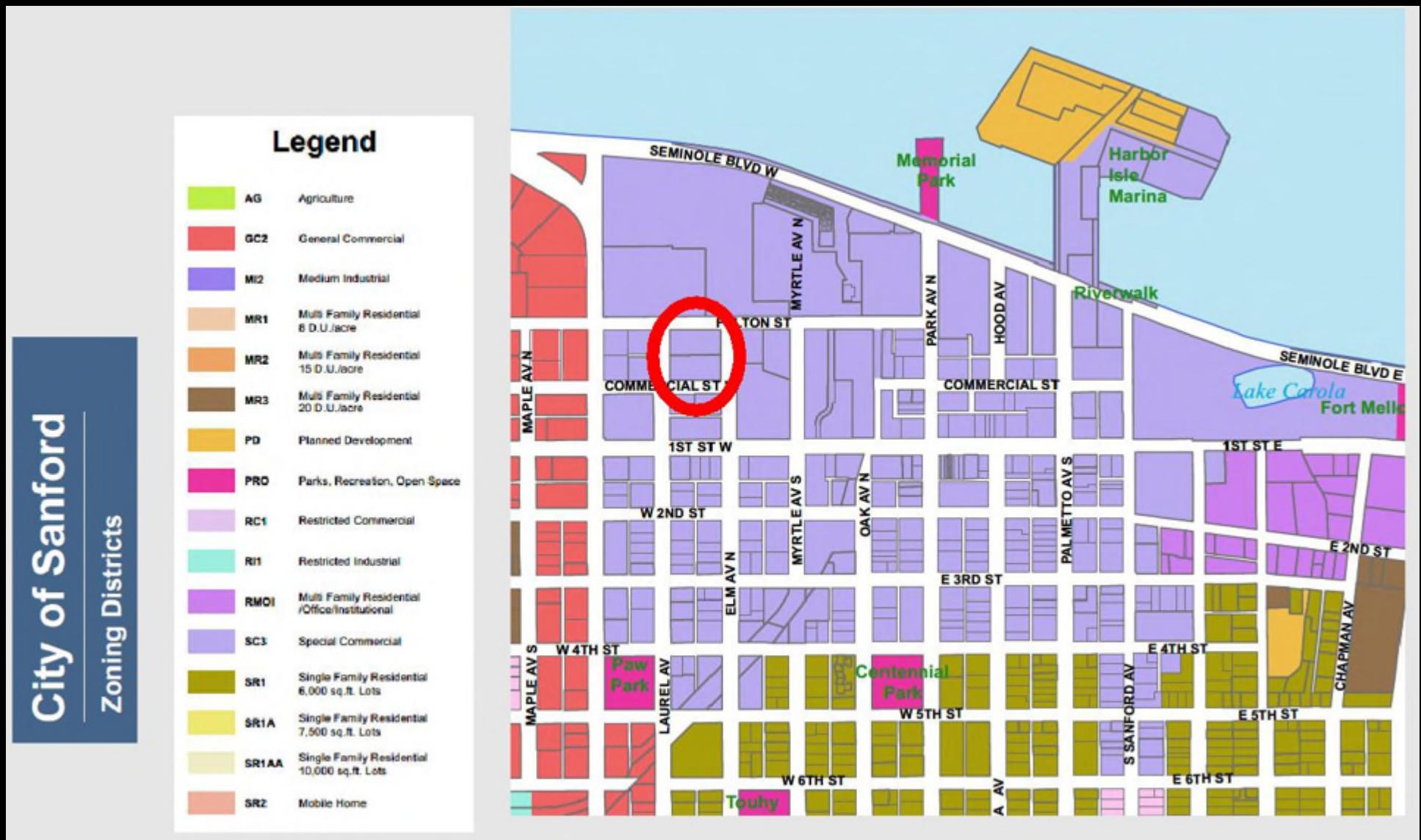


# Elm Ave Properties a Short Walk to the Marina



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# Elm Ave Parcels Located in Downtown Sanford



# Elm Ave Parcels Make Up An Entire City Block “As Is”



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# “As Is” - Elm Ave Photo Album



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# Downtown Sanford Property Office/Warehouse Opportunity

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- ✓ Purchase Price “As Is” = **\$6,185,500**
- ✓ Property Size = **1.42 Acres or 61,855 sqft**
- ✓ 1 year Lease: NNN @ **\$7.73/sqft or \$309,275**
- ✓ Cap Rate: **5%**
- ✓ Broker Fees: Buyer & Seller Pay Their Own