

Office/Warehouse Opportunity in Sanford, FL

**Fact
Business &
Realty, Inc.**

eMail: 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-SAG-0107-0010
Owner(s)	TOMKAT ENTERPRISES INC
Property Address	204 N ELM AVE SANFORD FL 32771
Mailing	PO BOX 952946 LAKE MARY, FL 32795
Subdivision Name	SANFORD TOWN OF
Tax District	S3-SANFORD-WATERFRONT REDVDST
DOR Use Code	48-WAREHOUSE-DISTR & STORAGE
Exemptions	

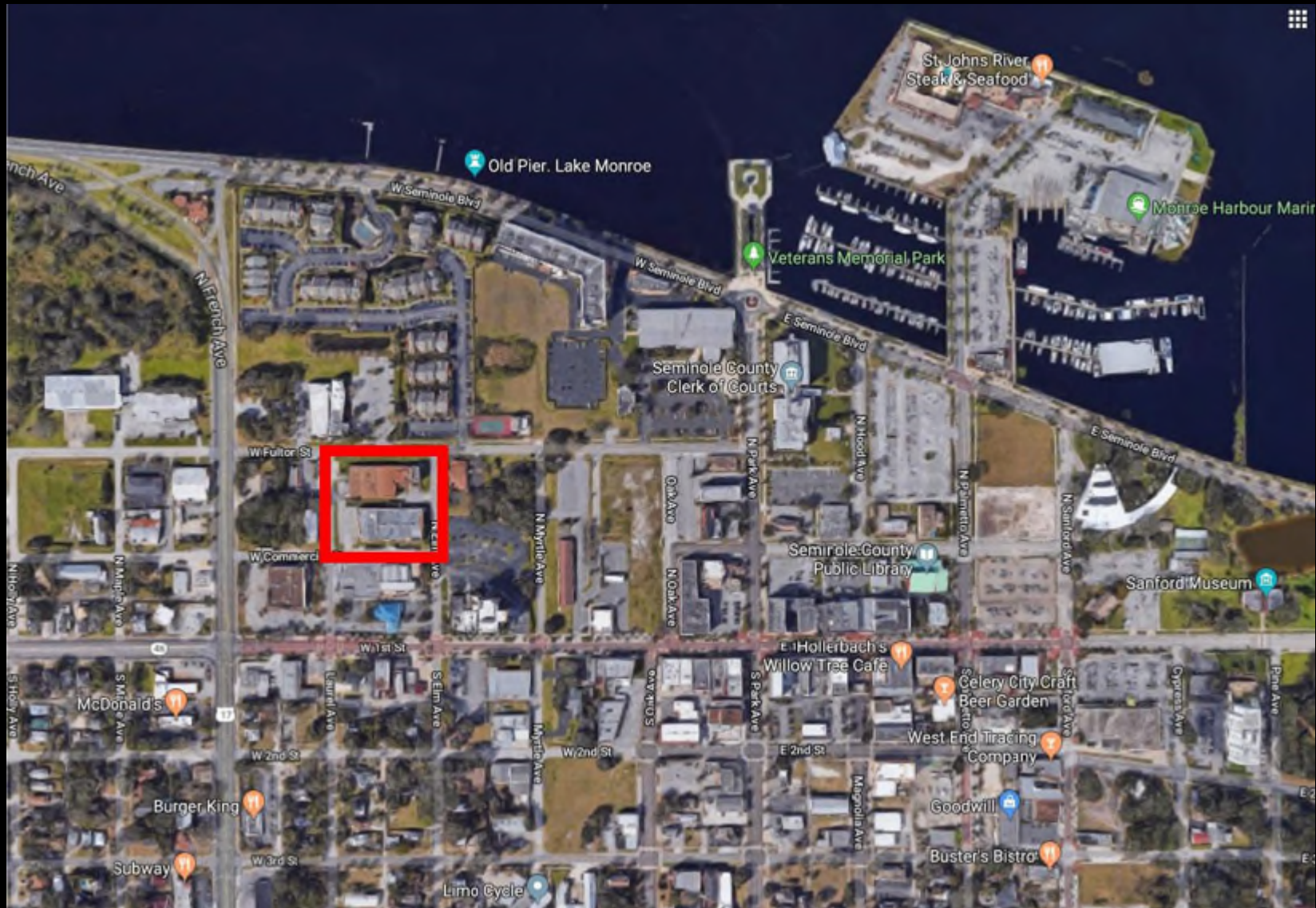


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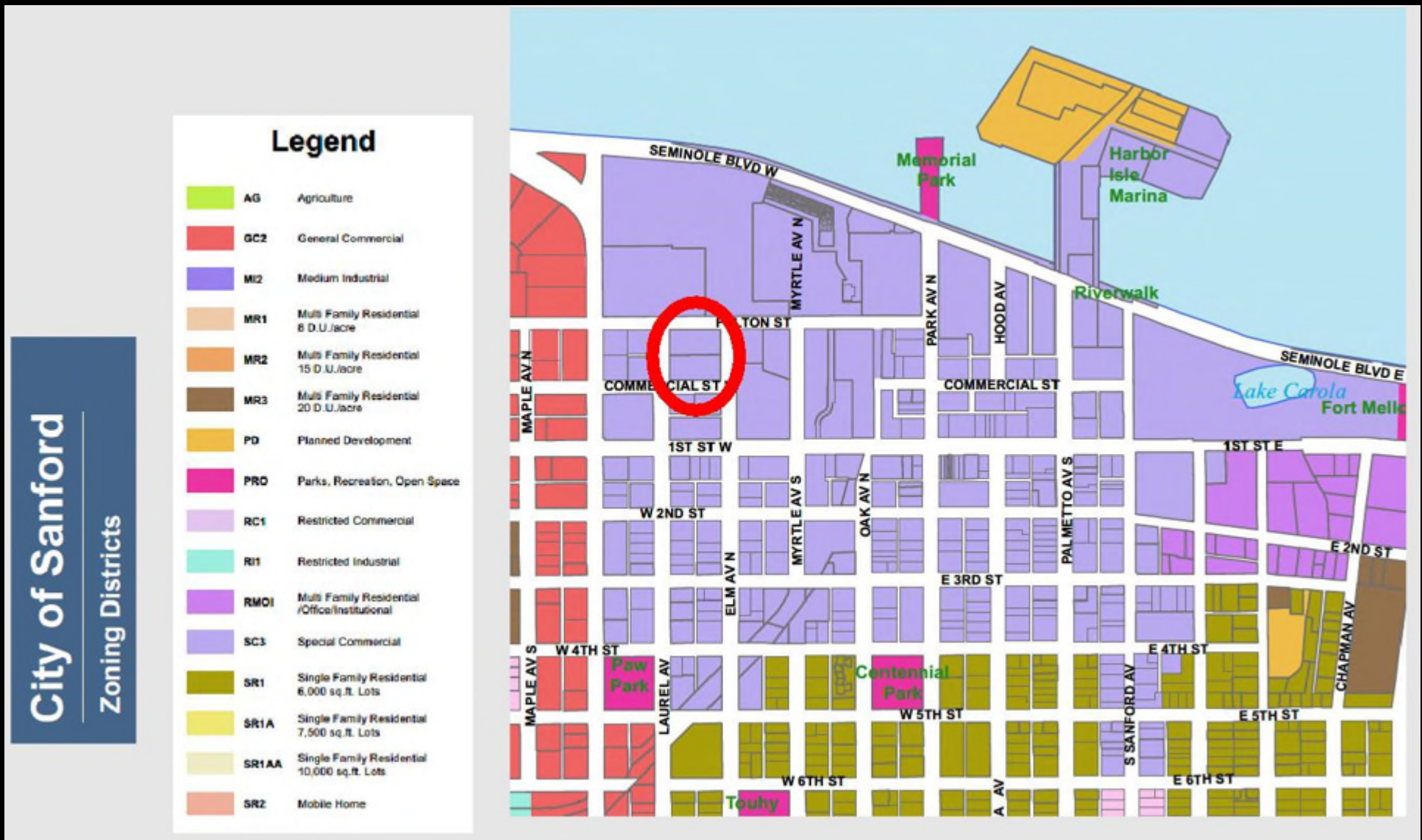


Elm Ave Properties a Short Walk to the Marina



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Elm Ave Parcels Located in Downtown Sanford



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



“As Is” - Elm Ave Photo Album



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Downtown Sanford Property Office/Warehouse Opportunity

- ✓ 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**