

# Office/Warehouse Opportunity in Sanford, FL

## Fact Business & Realty, Inc.

Broker: Frank J. Thomas  
factinvest@cfl.rr.com  
407.497.4192



## ***For Sale***

- ***\$5.6M = \$142/sf***
- ***Available January 2, 2027***

- ***200 & 204 Elm Ave***
- ***City Block Downtown Sanford***
- ***Warehouse Space – 34,250 sf***
- ***Office Space – 5,150 sf***
- ***1.42 acres***
- ***Zoning – SC 3***

# Elm Ave Parcels Information

## Parcel Information

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

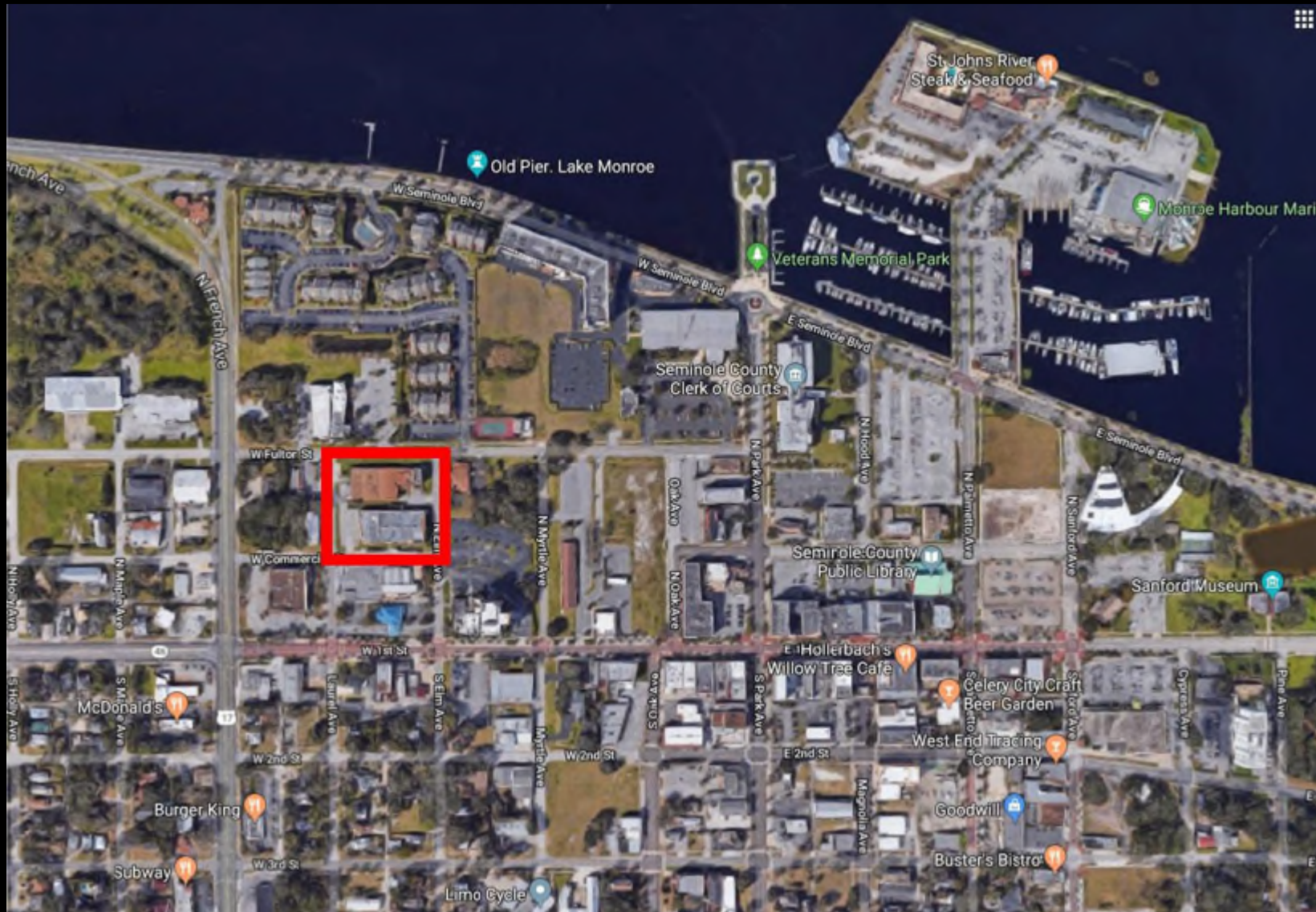


## Parcel Information

<b>Parcel</b>	25-19-30-SAG-0107-0060
<a href="#">Owner(s)</a>	TOMKAT ENTERPRISES INC
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<b>DOR Use Code</b>	48-WAREHOUSE-DISTR & STORAGE
<b>Exemptions</b>	



# Elm Ave Properties a Short Walk to the Marina

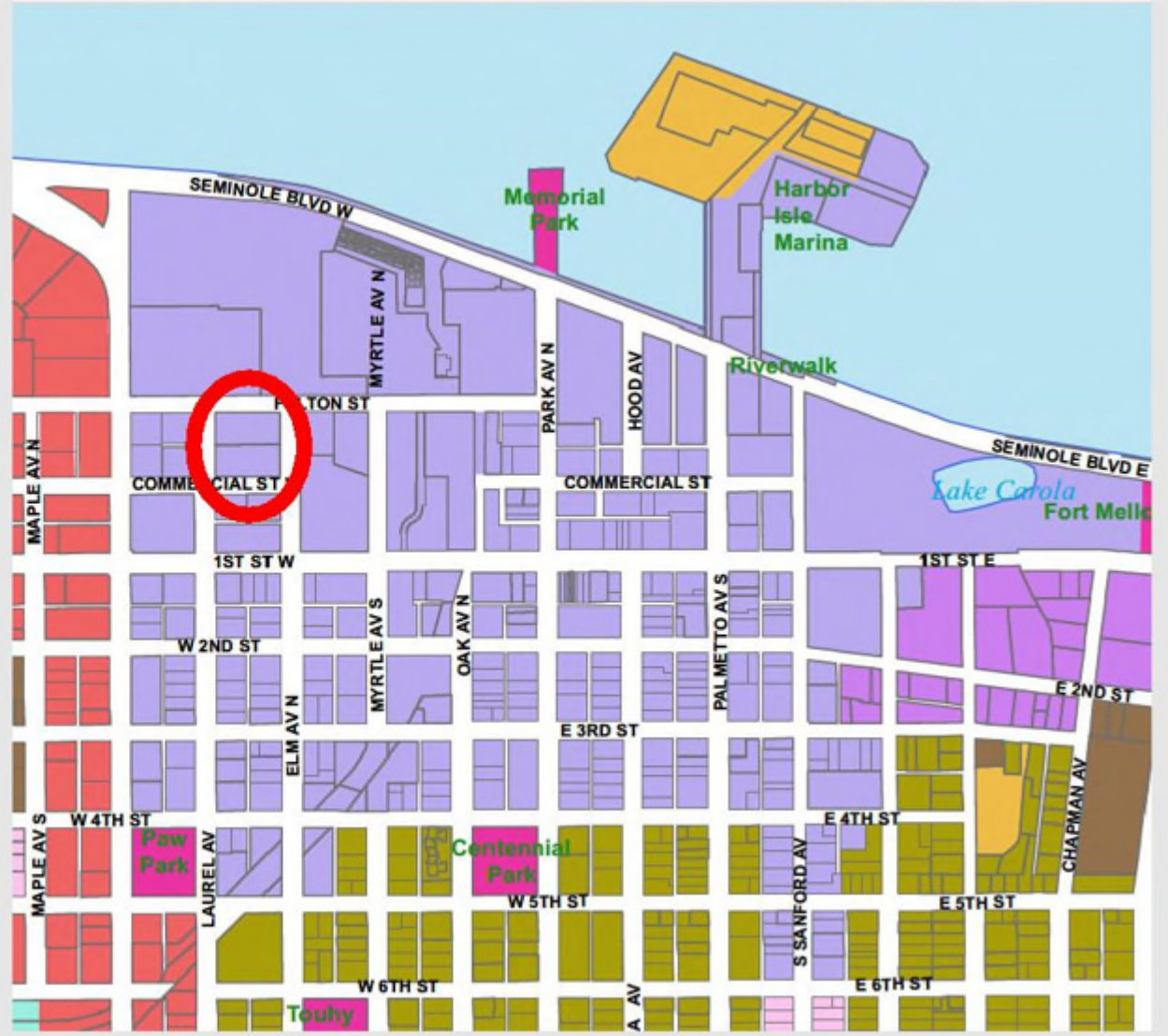


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# Elm Ave Parcels Located in Downtown Sanford

## City of Sanford Zoning Districts

Legend	
	AG Agriculture
	GC2 General Commercial
	MI2 Medium Industrial
	MR1 Multi Family Residential 6 D.U./acre
	MR2 Multi Family Residential 15 D.U./acre
	MR3 Multi Family Residential 20 D.U./acre
	PD Planned Development
	PRO Parks, Recreation, Open Space
	RC1 Restricted Commercial
	RI1 Restricted Industrial
	RMOI Multi Family Residential /Office/Institutional
	SC3 Special Commercial
	SR1 Single Family Residential 6,000 sq.ft. Lots
	SR1A Single Family Residential 7,500 sq.ft. Lots
	SR1AA Single Family Residential 10,000 sq.ft. Lots
	SRZ Mobile Home



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# 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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