

**Fact  
Business &  
Realty, Inc.**

<https://www.fbriteam.com>

***For Sale:  
"A City Block"  
1.42 Acres  
in Downtown  
Sanford for \$3.2M***



***COMMERCIAL  
PROPERTY***

**200 & 204 N Elm Ave Sanford, FL 32771**

**Contact: Frank J. Thomas**

**407.497.4192**

# Elm Ave Parcel(s) Information

## Parcel Information

Parcel	25-19-30-5AG-0107-0010
<a href="#">Owner(s)</a>	TOMKAT ENTERPRISES INC
Property Address	204 N ELM AVE SANFORD FL 32771
Mailing	PO BOX 952946 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	

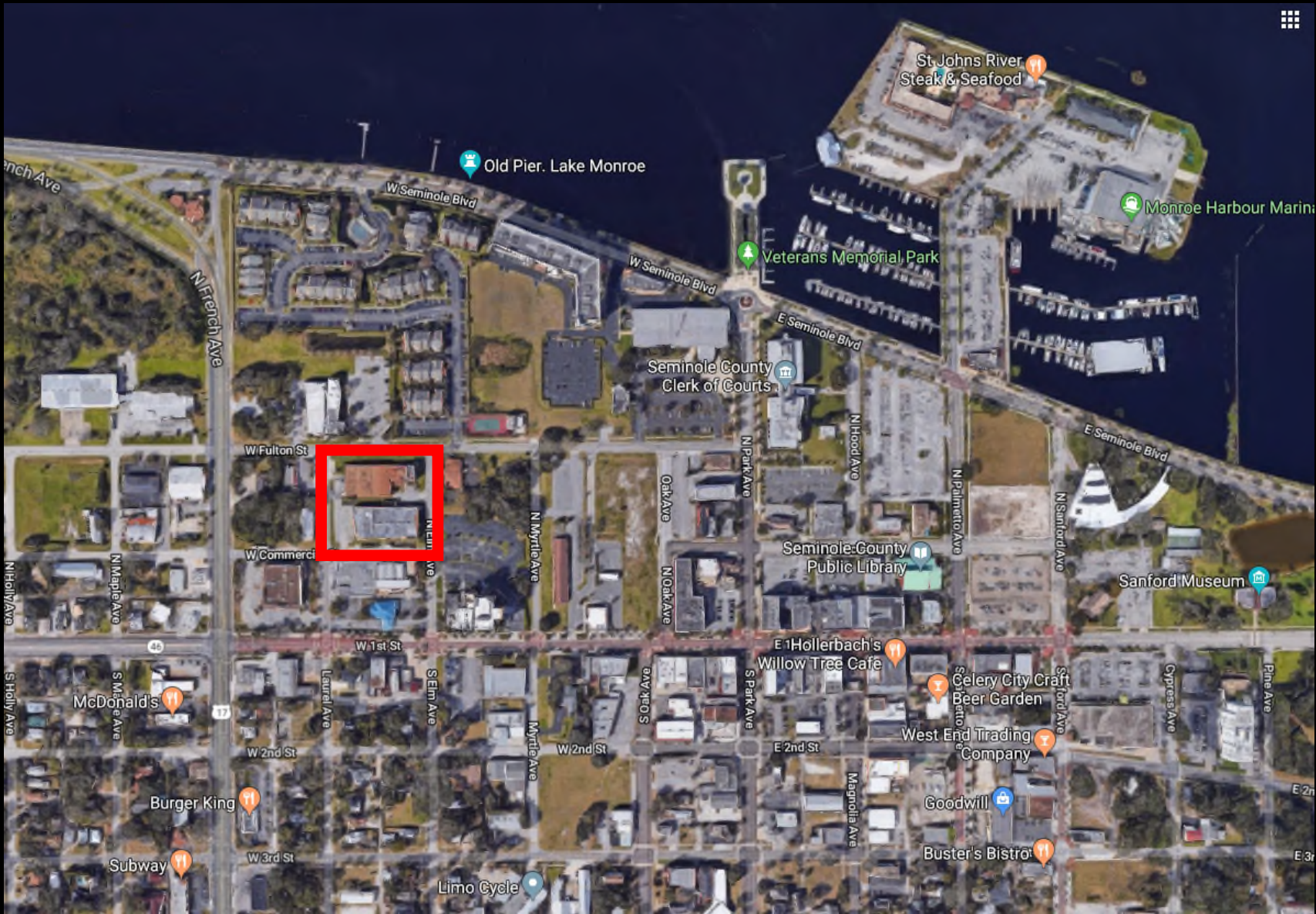


## Parcel Information

Parcel	25-19-30-5AG-0107-0060
<a href="#">Owner(s)</a>	TOMKAT ENTERPRISES INC
Property Address	200 N ELM AVE SANFORD FL 32771
Mailing	PO BOX 952946 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	



# Elm Ave Properties are a Short Walk to the Marina



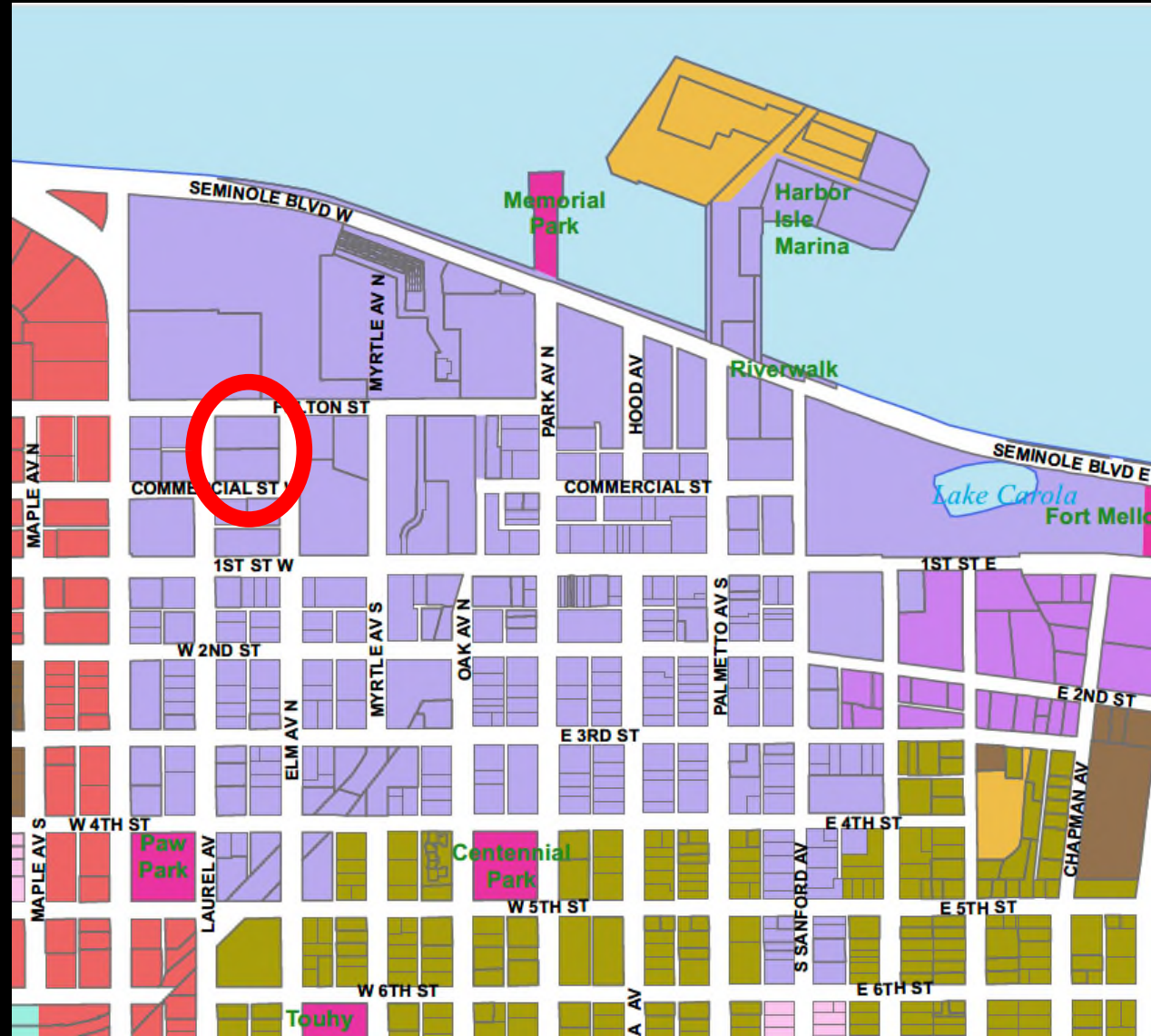
# Elm Ave Properties Take Up An Entire City Block



# Elm Ave Properties Are Located in Downtown Sanford Area

## City of Sanford Zoning Districts

Legend	
	AG Agriculture
	GC2 General Commercial
	MI2 Medium Industrial
	MR1 Multi Family Residential 8 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
	RMO1 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
	SR2 Mobile Home



# Elm Ave Parcel Survey

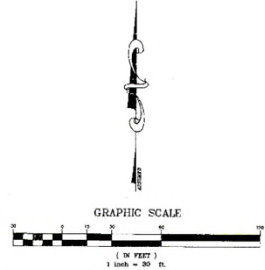
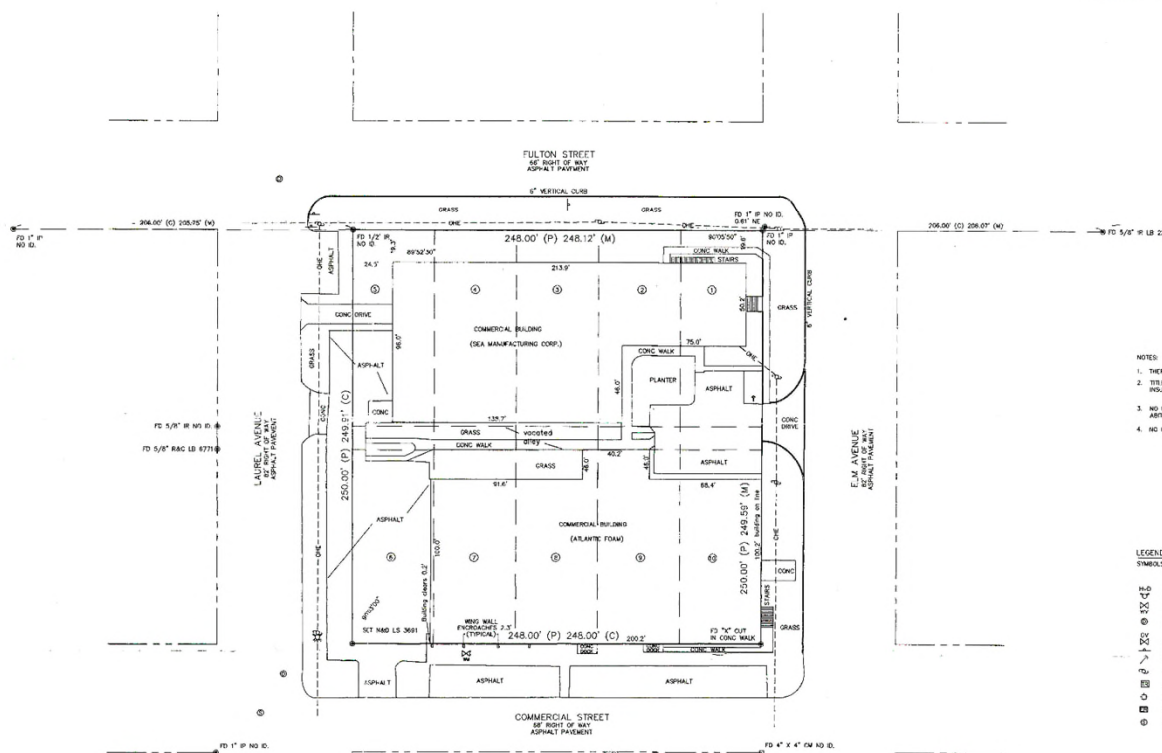
LEGAL DESCRIPTION:  
 LOTS 1, 2, 3, 4 AND 5 AND ONE HALF OF VACATED ALLEY ON THE SOUTH, BLOCK 1, TIER 7,  
 TOWN OF SANFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES  
 56 THROUGH 64, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA,  
 AND  
 LOT 5 S. 1, N. 9 AND 10 AND ONE HALF OF VACATED ALLEY ON THE NORTH, BLOCK 1, TIER 7,  
 TOWN OF SANFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES  
 56 THROUGH 64, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

ALD II  
 5650 LAKEHURST DRIVE STE 150-33  
 ORLANDO, FLORIDA 32819 (407)352-7181

BOUNDARY SURVEY

DATE: 07/10/01  
 REVISED: 09/29/04  
 CHECKED BY: J. L. BURDEN, III

PROJECT NO.  
 01603



- NOTES
1. THERE ARE NO EASINGS SHOWN ON PLAT.
  2. TITLE INFORMATION SHOWN PROVIDED BY ATTORNEY'S TITLE INSURANCE FUND, INC. COMMITMENT # 15-2001-0022
  3. NO UNDERGROUND UTILITIES WERE LOCATED BY THIS SURVEY, ONLY ABOVE GROUND APPURTENANCES ARE SHOWN.
  4. NO UNDERGROUND FOUNDATIONS WERE LOCATED BY THIS SURVEY.

SYMBOLS	ABBREVIATIONS
FD	DENOTES FLOOD
FW	DENOTES FIRE HYDRANT
WV	DENOTES WATER VALVE
CE	DENOTES OVERHEAD ELECTRIC
W	DENOTES WIRE ROPE
CB	DENOTES CATCH BASIN
NAD	DENOTES NAIL AND DIM.
AD	DENOTES AIR CONDITIONER PAD
ASPH	DENOTES ASPHALT
SECT	DENOTES SECTION
SP	DENOTES STAMPED CONCRETE PAVEMENT
UP	DENOTES UTILITY POLE
TR	DENOTES TELEPHONE RISER
CP	DENOTES CONCRETE POWER POLE
EL	DENOTES ELECTRIC RISER
SM	DENOTES SANITARY SEWER MANHOLE
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EL	DENOTES ELECTRIC RISER
SM	DENOTES SANITARY SEWER MANHOLE

CERTIFIED TO ATTORNEY'S TITLE INSURANCE FUND, INC.  
 SONTRUST BANK  
 TOMKAT ENTERPRISES, INC.  
 LANDIS GRAHAM FRENCH, P.A.

CERTIFY DATE:  
 I HEREBY CERTIFY THAT THE SECTION OF SURVEY HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 61G 17-8  
 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE, TITLE 61, CHAPTER 170.  
 THIS MAY BE FILED FOR RECORD ONLY IN THE PUBLIC RECORDS OF THE COUNTY OF SEMINOLE, FLORIDA.  
 SEAL OF A FLORIDA LICENSED SURVEYOR IS NECESSARY FOR THE INFORMATION PURPOSES ONLY & IS NOT VALID.  
 [Signature]  
 GARY A. BURDEN DATE: 7-10-11  
 FLORIDA REGISTRATION NO. 3681 LB#0529

## Elm Ave Commercial Properties

- Lot Size – 1.42 Acres
- Land & Bldg Purchase Price “As Is” - \$3.2M
- Zoning: Special Commercial
- Sale Leaseback Required on Elm Ave Parcels Until New Distribution Center is Ready



FACT BUSINESS & REALTY, INC.   LICENSED BROKER	
COMMERCIAL REAL ESTATE - BUSINESS BROKERING - CONSULTING	
	<p><b>Frank J. Thomas</b> Founder &amp; CEO</p> <p>407.497.4192 factinvest@cfl.rr.com linkedin.com/in/frankjthomas www.fbrighteam.com</p>
A STRATEGIC APPROACH TO BUSINESS & REAL ESTATE	

**Let's Discuss Your  
Highest & Best  
Use**