

# 1121 SANFORD AVE

+/- 5400 SF TOTAL  
PORTFOLIO SALE

1121 SANFORD AVE  
SANFORD, FL



Asking Price

\$500,000

<b>Property Type</b>	Industrial	<b>Occupancy</b>	100%
<b>Investment Type</b>	Redev/Invest.	<b>NOI</b>	\$41,700
<b>Class</b>	C	<b>Units</b>	2
<b>Lease Type</b>	Modified	<b>Buildings</b>	2
<b>Tenancy</b>	Multi	<b>Stories</b>	1
<b>Square Footage</b>	5,400 total	<b>Permitted Zoning</b>	PD
<b>Net Rentable (sq ft)</b>	5,400	<b>Lot Size (acres)</b>	0.6
<b>Price/Sq Ft</b>	\$92.59	<b>Price/Unit</b>	\$250,000
<b>Cap Rate</b>	8.34%	<b>Lease Options</b>	Month-to-month

PROPERTY FOR SALE

# 1121 SANFORD AVE



## Details

Great investment, owner-occupied or redevelopment opportunity in the ever-expanding downtown Sanford!

This is a portfolio purchase of four (4) contiguous parcels located containing 2 commercial buildings at the busy corner of Sanford Ave and Celery Ave. Ingress and egress from both streets with a stop light at the corner giving maximum exposure. Two buildings, current occupied with very solid tenants as well as parking lots for each building. Both tenants are on a month-to-month basis, so buyer can choose to keep tenants or occupy the property without issue. Zoned PD with special zoning exceptions to allow for a wide range of development options including heavy industrial and auto repair.

This is truly a strategic location with wide zoning flexibility, connecting the east side of Seminole county to downtown Sanford.