Office/Warehouse Opportunity in Sanford, FL

Fact Business & Realty, Inc.

Broker: Frank J. Thomas

factinvest@cfl.rr.rcom

407.497.4192



For Sale

- ***$5.6M = $140/sf***
- ***Available February 1, 2027***

- ***200 & 204 Elm Ave***
- ***City Block Downtown Sanford***
- ***Warehouse Space – 34,850 sf***
- ***Office Space – 5,150 sf***
- ***1.42 acres***
- ***Zoning – SC 3***

Office/Warehouse Opportunity in Sanford, FL

Priced to Sell - You Can Acquire this property today

- ***Move in on February 1, 2027***
- ***Occupy the space your business needs***
- ***Lease the balance for income***
- ***Expand over time without relocating***

Your current leasing expense plus the income from leasing the excess space, at today's rates, will result in an estimated Owner-User payback period of 12 years and a rent-free property to operate your business whose value will appreciate over time.

This property currently operates as a single tenant 40,000 sqft Office/Warehouse/Distribution Center ; however, it can be easily subdivided into at least five (5) separate Tenant leasing opportunities.

Located in close proximity to the Lake Monroe Marina and Downtown Sanford, FL this 1.42 acre property outlines a complete city block and is zoned SC3 Industrial. https://downtownsanfordmarina.com/

Elm Ave Parcels Make Up An Entire City Block



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Elm Ave Parcel 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 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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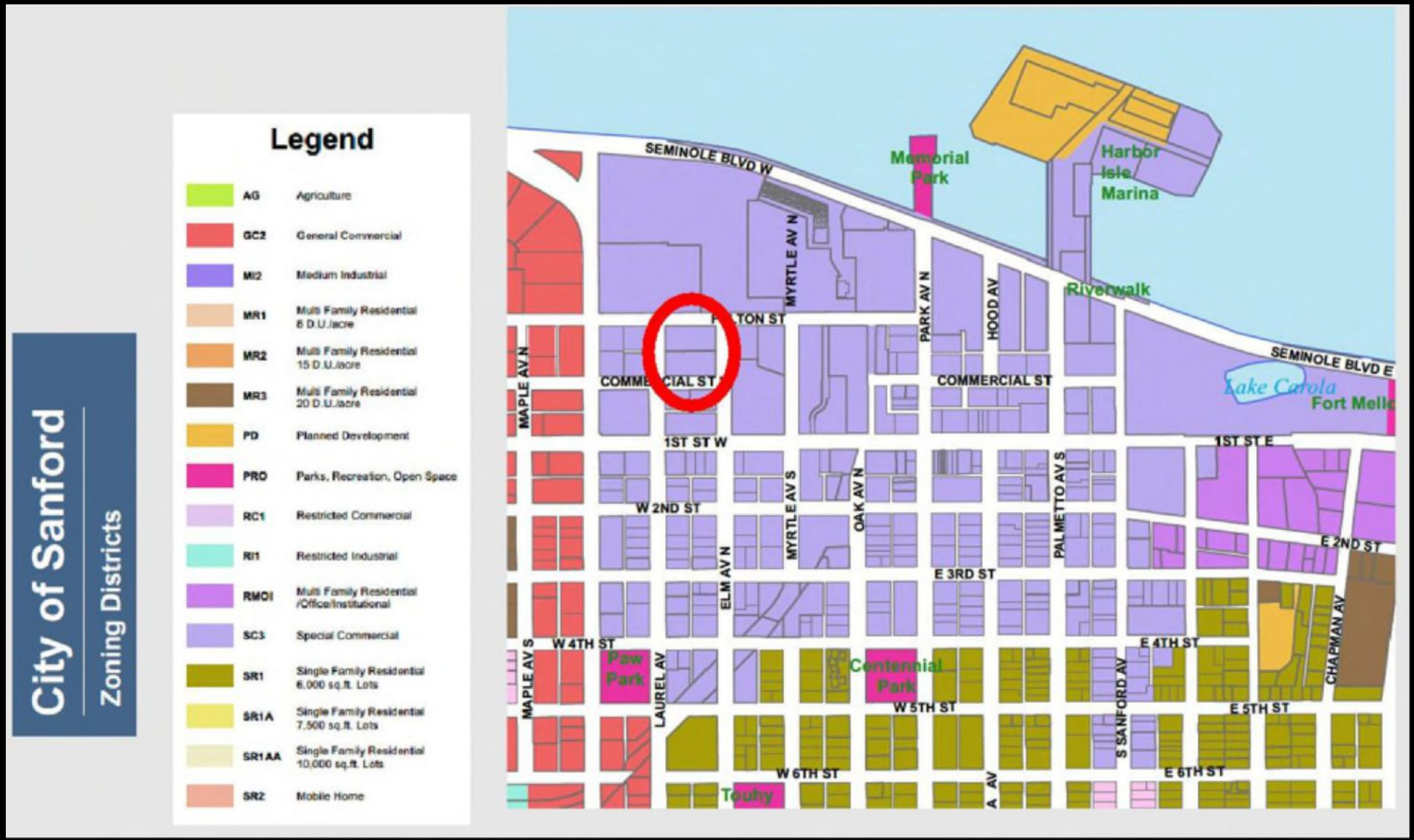
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Elm Ave Properties a Short Walk to the Marina



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Property Located in Downtown Sanford – SC3 Zoning



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Elm Ave Photo Album

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