

FOR SALE



AUTO SALES/REPAIR PROPERTY **2501 SANFORD AVE, SANFORD FL 32773**



PROPERTY HIGHLIGHTS

- Two Bldgs: 3,081 SF total
- 1,161 SF car shop (380 SF +/- office/retail)
1,920 SF storage bldg
- Zoning: GC2 FLU: GC Land Size: 0.45 AC
- Property licensed for: Auto Sales, Auto Repair,
Auto Towing, Tire Sales
- Frontage SR 46: 130 Linear Foot +/-
- Frontage Sanford Ave: 152 Linear Foot +/-
- Close to: Hwy 17-92, Florida SR 417, I-4,
Orlando Sanford International Airport
- Purchase Price: \$1,500,000

Molly Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Agent

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CORNER LOT PHOTO



DEMOGRAPHICS & TRAFFIC COUNT

Traffic Count: 23,387 vpd

	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
Population:	9,526	60,937	99,114

	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
Households:	3,497	22,489	37,402

	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
AVG HH \$:	\$68,378	\$71,012	\$81,753

Boss Commerical Real Estate, LLC
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Car Shop Items Available for Purchase - \$200,000 total

4 lifts total:

- 2 exterior short rise lifts (picture on page 4)
- 2 interior regular lifts (picture on page 5)

Hunter Maverick 34 inch Wheel Tire Machine (1-month old) (picture on page 6)

2 Balancers: 1 is brand new Hunter Rd Force (picture on page 7)

3 Tire Changers (picture on page 5 & 6)

AC Air Compressor – 80 gallons (picture on page 8)

ENTIRE TIRE INVENTORY AVAILABLE FOR FREE WITH PROPERTY PURCHASE

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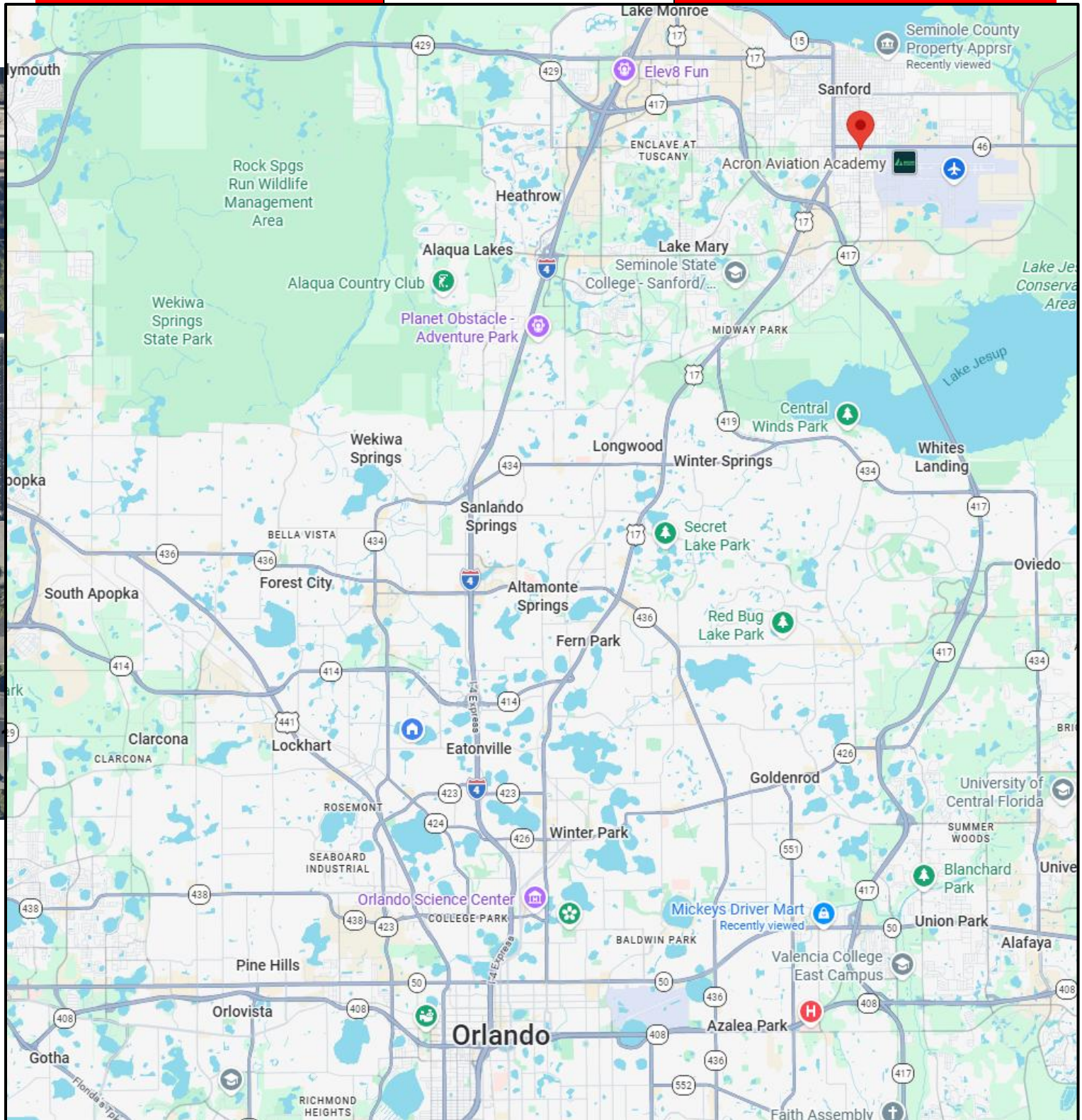






FLOOR SALVAGE

BOSS
COMMERCIAL REAL ESTATE



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