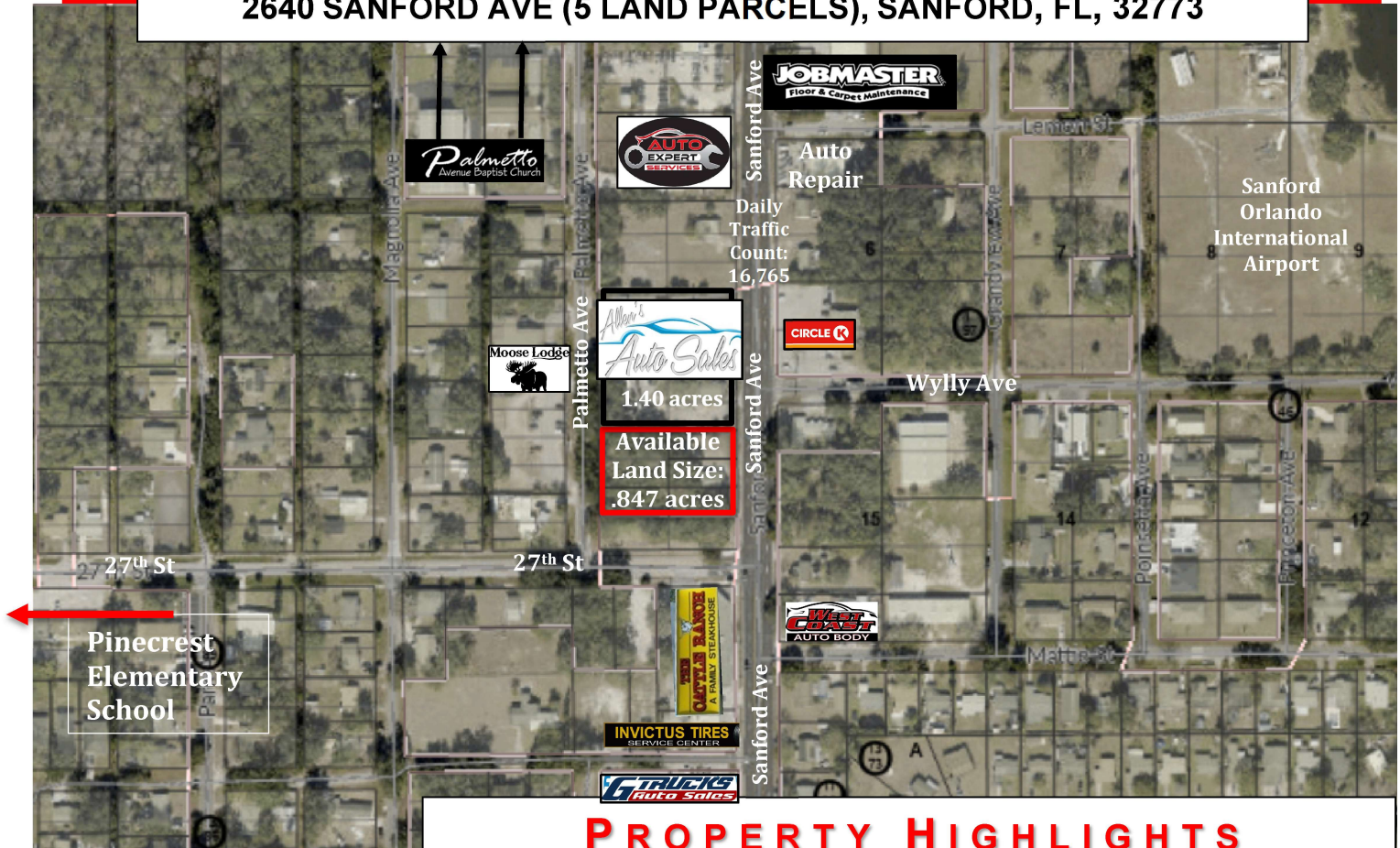


FOR SALE



INFILL COMMERCIAL LAND – GEN COMMERCIAL LAND

2640 SANFORD AVE (5 LAND PARCELS), SANFORD, FL, 32773



PROPERTY HIGHLIGHTS

- Land Size: .847 acres +/- 36,895 SF +/-
- Bordered by 2 roadways, Sanford Ave Frontage, Palmetto Ave along the backside of the property
- Zoning: C-2 FLU: COMM Muni: Seminole Cty
- Frontage Sanford Ave: 150 Linear Foot
- Depth to Palmetto Ave: 248 Linear Foot
- Close to: Orlando-Sanford International Airport,
- Purchase Price: \$799,000

Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

Cell: 407-733-8159

Fax: 321-549-6269

Scott@BossCRE.com

www.BossCRE.com

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FOR SALE



PIC FROM SANFORD AVE - WEST

Residential/Office Structure
Photoshopped out
Year Blt: 1926
Size: 720 SF



PIC FROM PALMETTO AVE - EAST

CONTACT

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TRAFFIC COUNTS

S Sanford Ave @ E Mattie St	16,765		
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	8,326	65,656	106,558
Households:	3,091	24,212	40,083
Avg Income:	\$76,199	\$84,066	\$95,203

Boss Commerical Real Estate, LLC
Licensed Real Estate Brokers

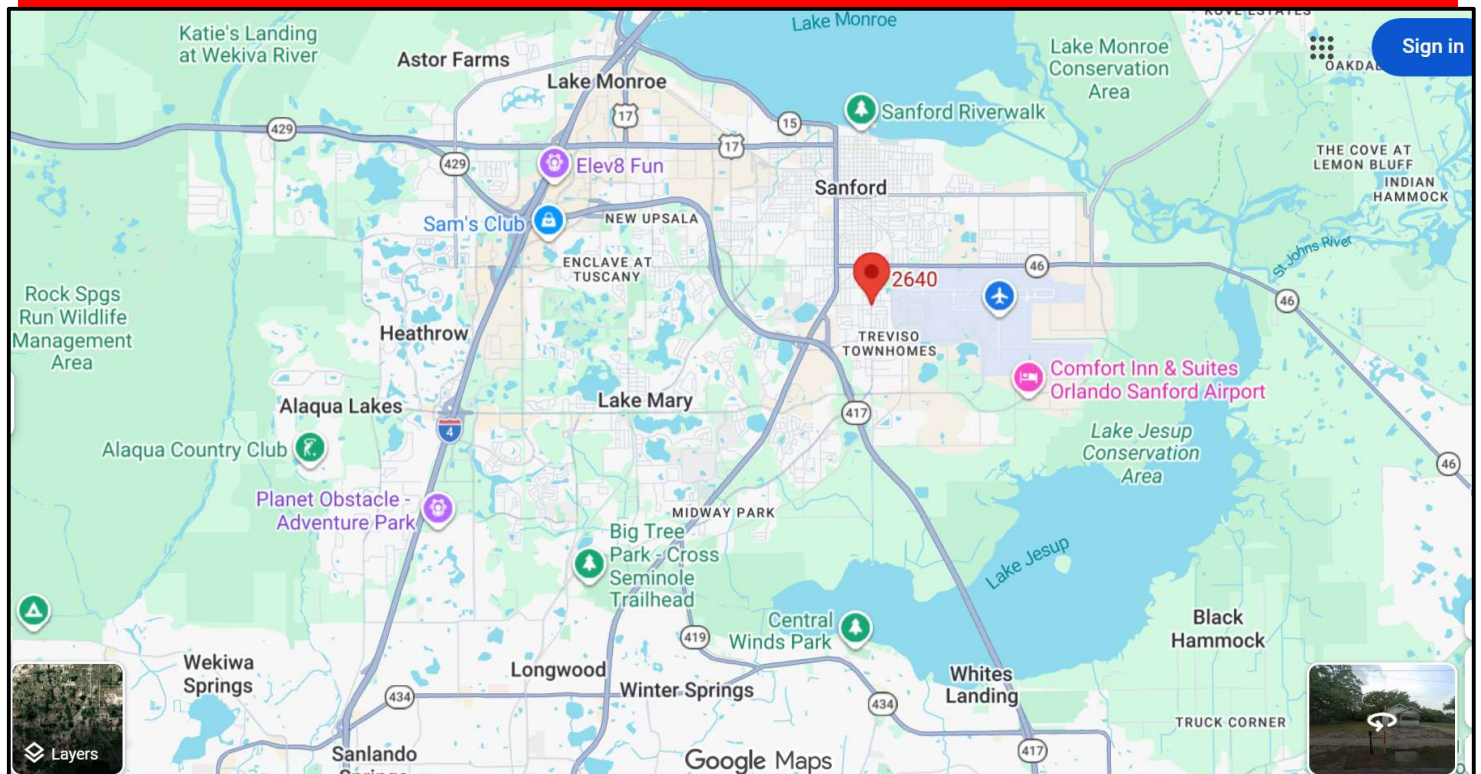
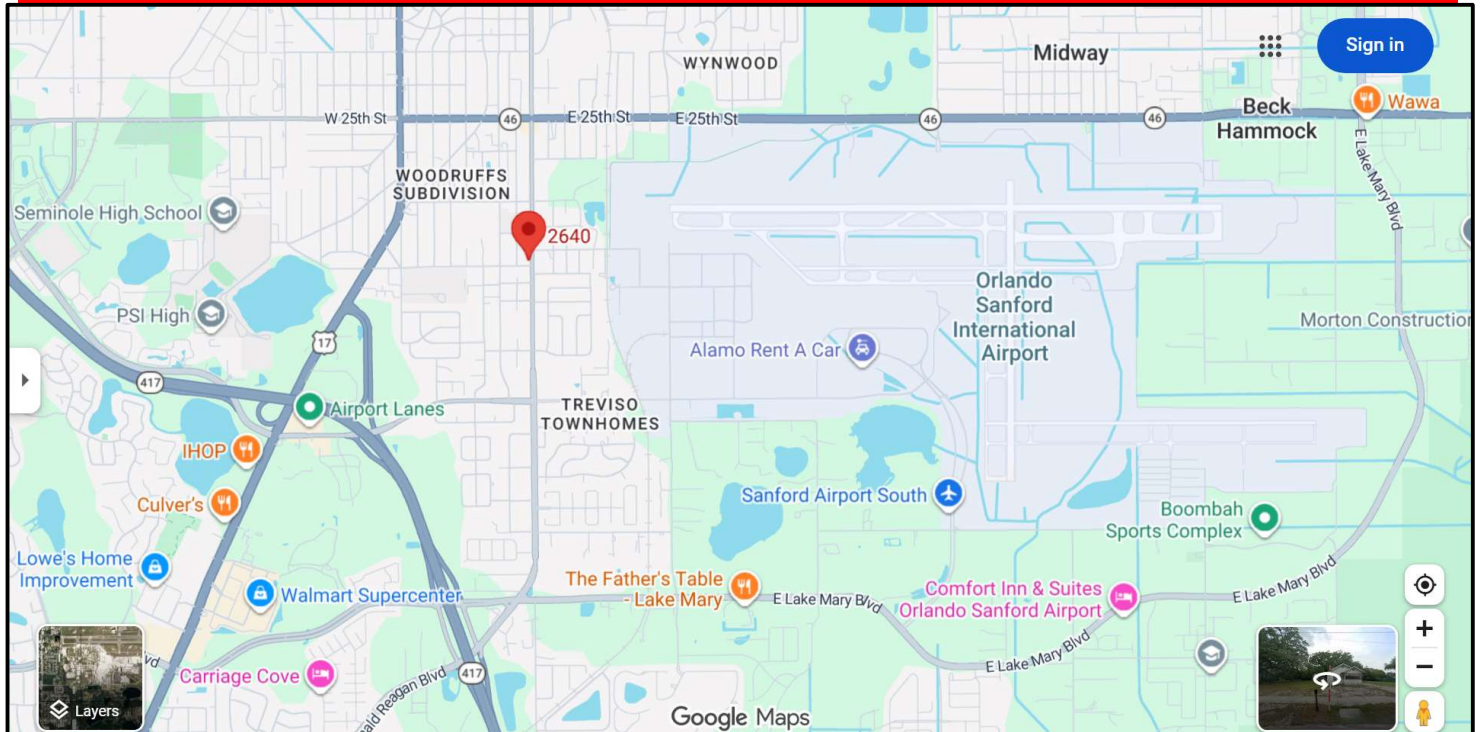
2211 Saxon Dr
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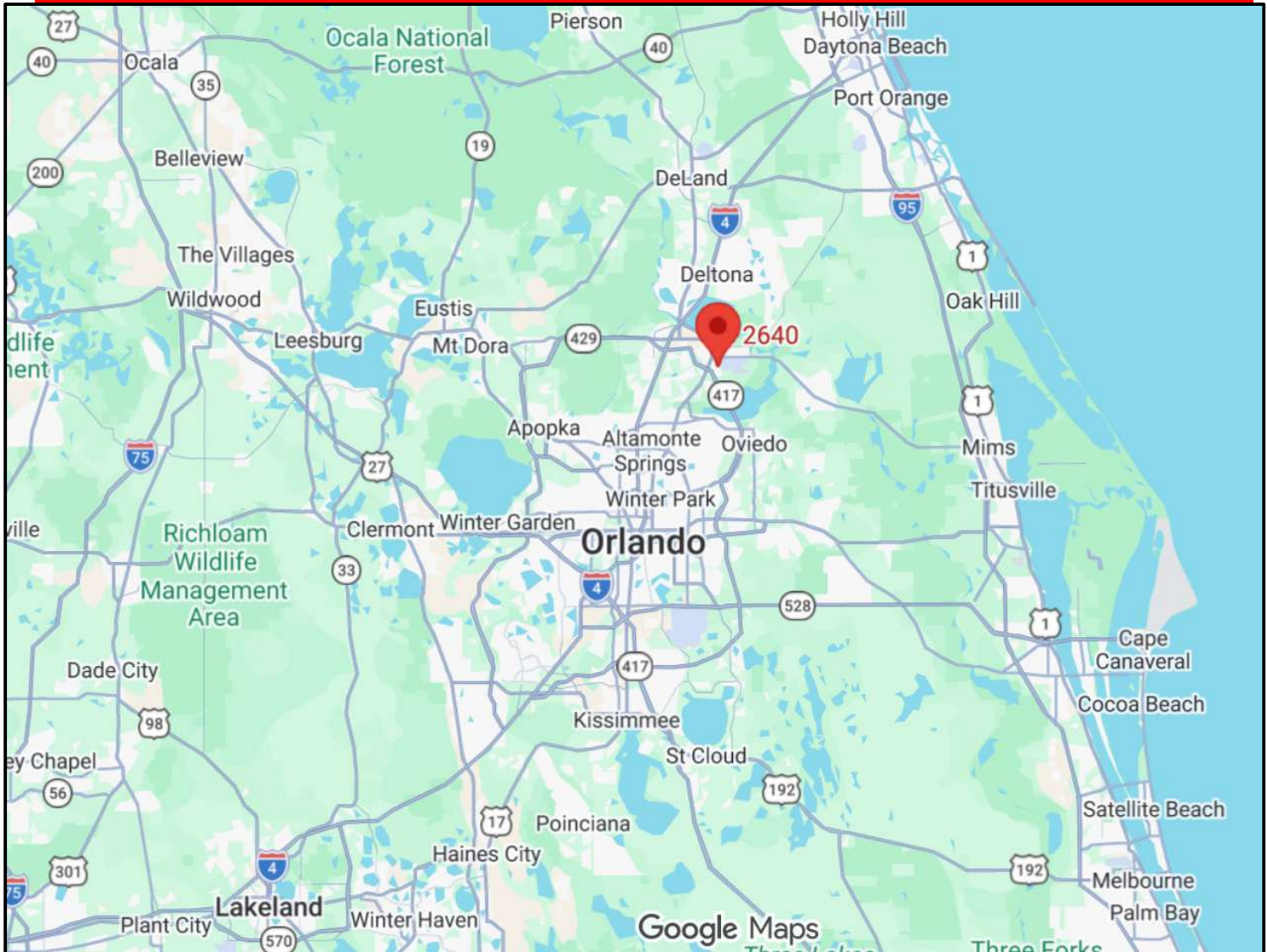


MAP OVERVIEW



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FOR SALE



PARCEL OVERVIEW BREAKDOWN						
Parcel #	Parcel Address	Parcel ID #	Municipality	Zoning	FLU	Land Size, Ac +/-
KAYE B WARNER Owned Parcels of Real Estate, Sanford, FL						
1	Sanford Ave	01-20-30-506-0000-1060	Seminole County	C-2	COM	0.14
2	2640 Sanford Ave	01-20-30-506-0000-1080	Seminole County	C-2	COM	0.14
3	Sanford Ave	01-20-30-506-0000-1100	Seminole County	C-2	COM	0.14
4	None (Palmetto Ave)	01-20-30-506-0000-1050	Seminole County	C-2	COM	0.285
5	2691 Palmetto Ave	01-20-30-506-0000-1090	Seminole County	C-2	COM	0.142
						0.847

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