

# FOR SALE

RESIDENTIAL / COMMERCIAL OPPORTUNITY



COLDWELL BANKER  
**COMMERCIAL**  
HARTUNG



## 3100 SOUTH ADAMS STREET

TALLAHASSEE, FL 32301

### SALE PRICE: \$625,000

Acres:	0.26 AC +/-
Building:	6,000 SF +/-
Ground Floor:	Approx. 2,500 SF Warehouse/ Storage Approx. 500 SF Residential
Second Floor:	Approx. 3,000 SF Residential
Zoning:	M-1 Light Industrial
Parcel ID:	4113200400000

•*Showings available to Pre-Qualified buyers only*

**CHIP HARTUNG**  
**CCIM, SIOR**

850-386-6160 o  
850-980-4007 m

[chip@cbhartung.com](mailto:chip@cbhartung.com) email  
[Coldwell Banker Hartung website](http://ColdwellBankerHartung.com)

**Coldwell Banker Commercial Hartung**  
3303 Thomasville Rd.  
Tallahassee, FL 32308  
850.386.6160 Office

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# EXECUTIVE SUMMARY



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*Residential / Commercial building for sale. Total of 6,000 SF+/- warehouse with loft apartment and office space. Building consists of two floors of approximately 3,000 SF each floor.*

***Very unique, ideal for creative entrepreneur!***

## **PROPERTY HIGHLIGHTS**

- 3100 S Adams Street, Tallahassee, FL 32301
- Building is approx. 6,000 SF
- Ground floor approx. 2,500 SF warehouse/storage, plus approx. 500 SF bedroom & bath
- Second floor - owner's apartment approx. 1,795 SF
- Additional 2<sup>nd</sup> floor apartment approx. 1,067 SF with separate entrance
- Building was built 1960 & remodeled 2019
- 0.26 Acres, Lot Dimensions 156' x 76' x 90' x 142' (LCPA)
- Termidor Termite Bond
- Property gated and fenced with 10' fencing
- M-1 Light Industrial Zoning
- Currently considered legal nonconformity – see zoning details
- Property Taxes 2025 \$4,867.92
- Property Insurance \$5,900
- Traffic Count 16,400 cars daily

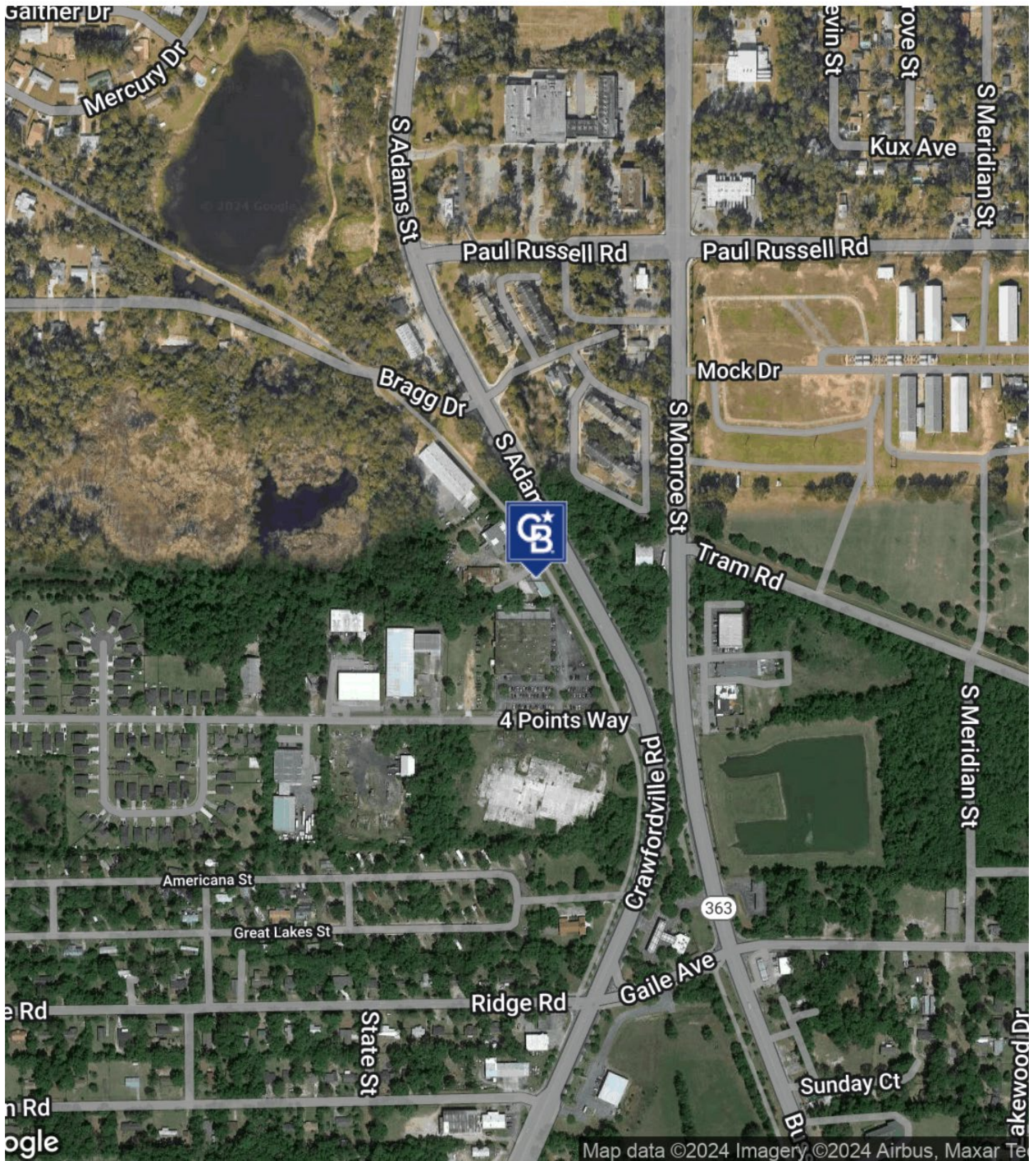
## **LOCATION**

- South Tallahassee, less than 3 miles to Florida's State Capitol
- Less than 5 miles to TLH Airport
- Located along the St Marks Trail
- Near North Florida Fair Grounds

# LOCATION MAP



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# EXTERIOR



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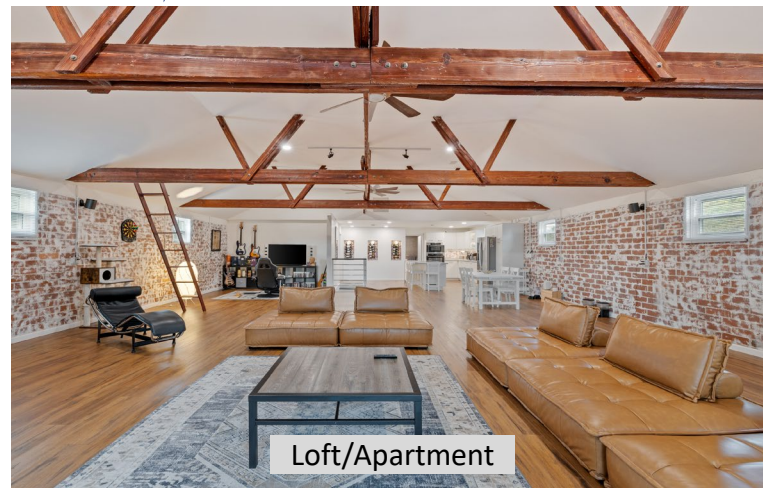
# 2ND FLOOR LOFT / APARTMENT



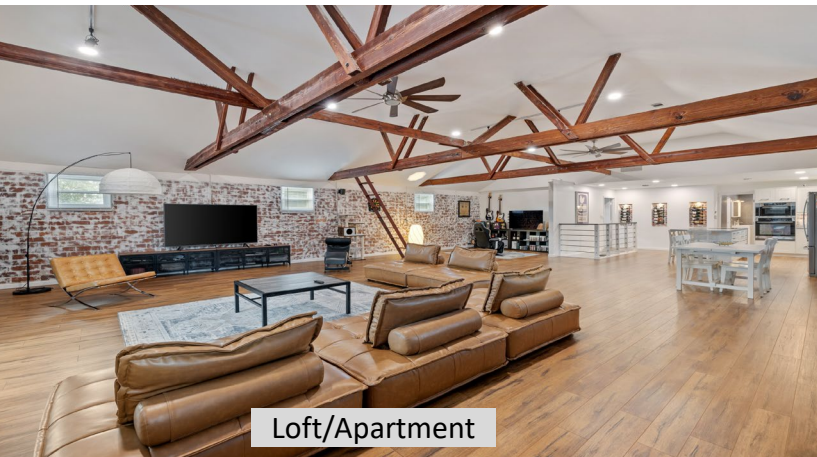
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Loft/Apartment



Loft/Apartment



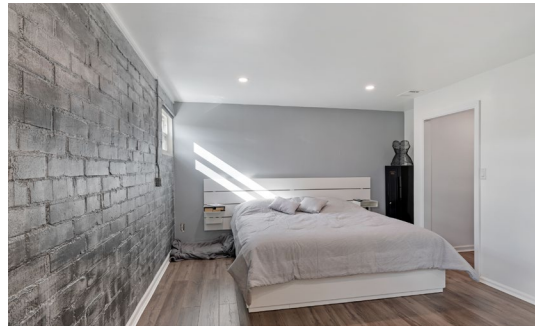
Loft/Apartment



Loft/Apartment



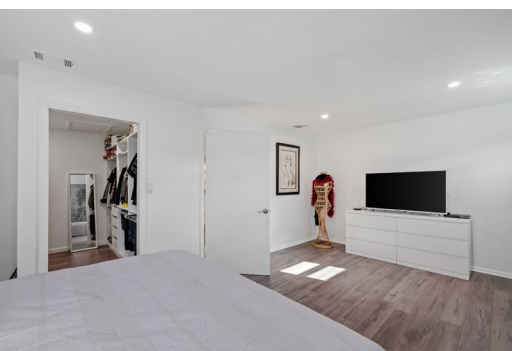
Loft/Apartment



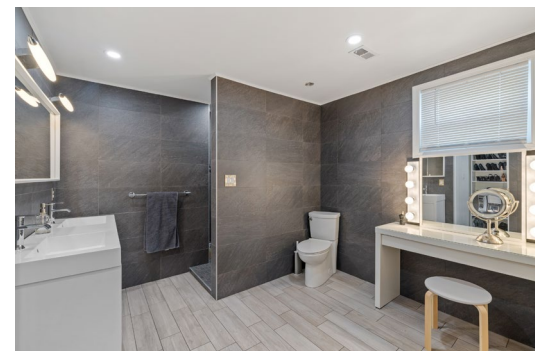
Loft Bedroom



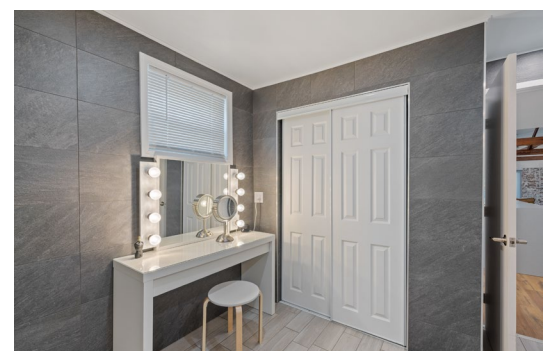
Loft Bedroom



Loft Bedroom



Loft Bathroom

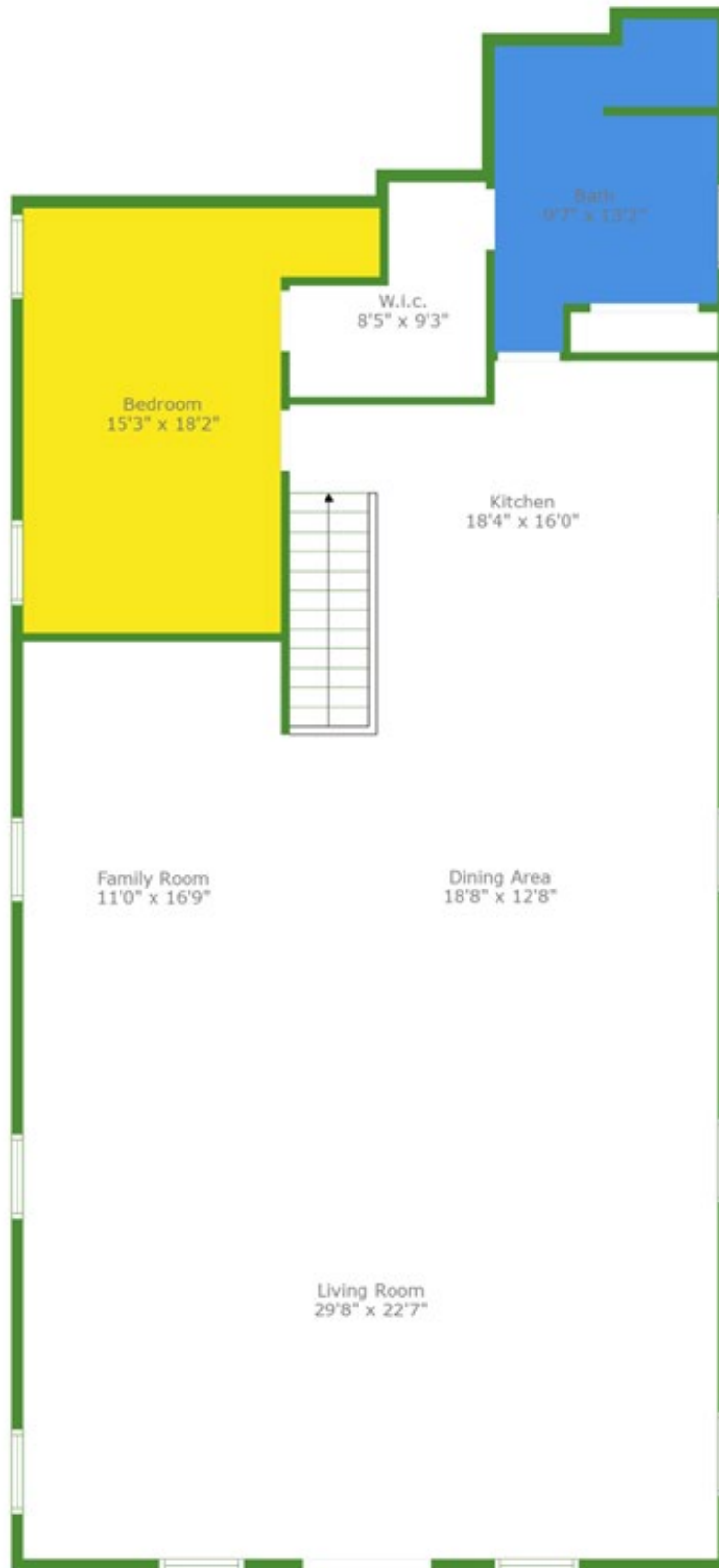


Loft Bathroom

# 2<sup>ND</sup> FLOOR LOFT APARTMENT



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# 2<sup>ND</sup> FLOOR APARTMENT



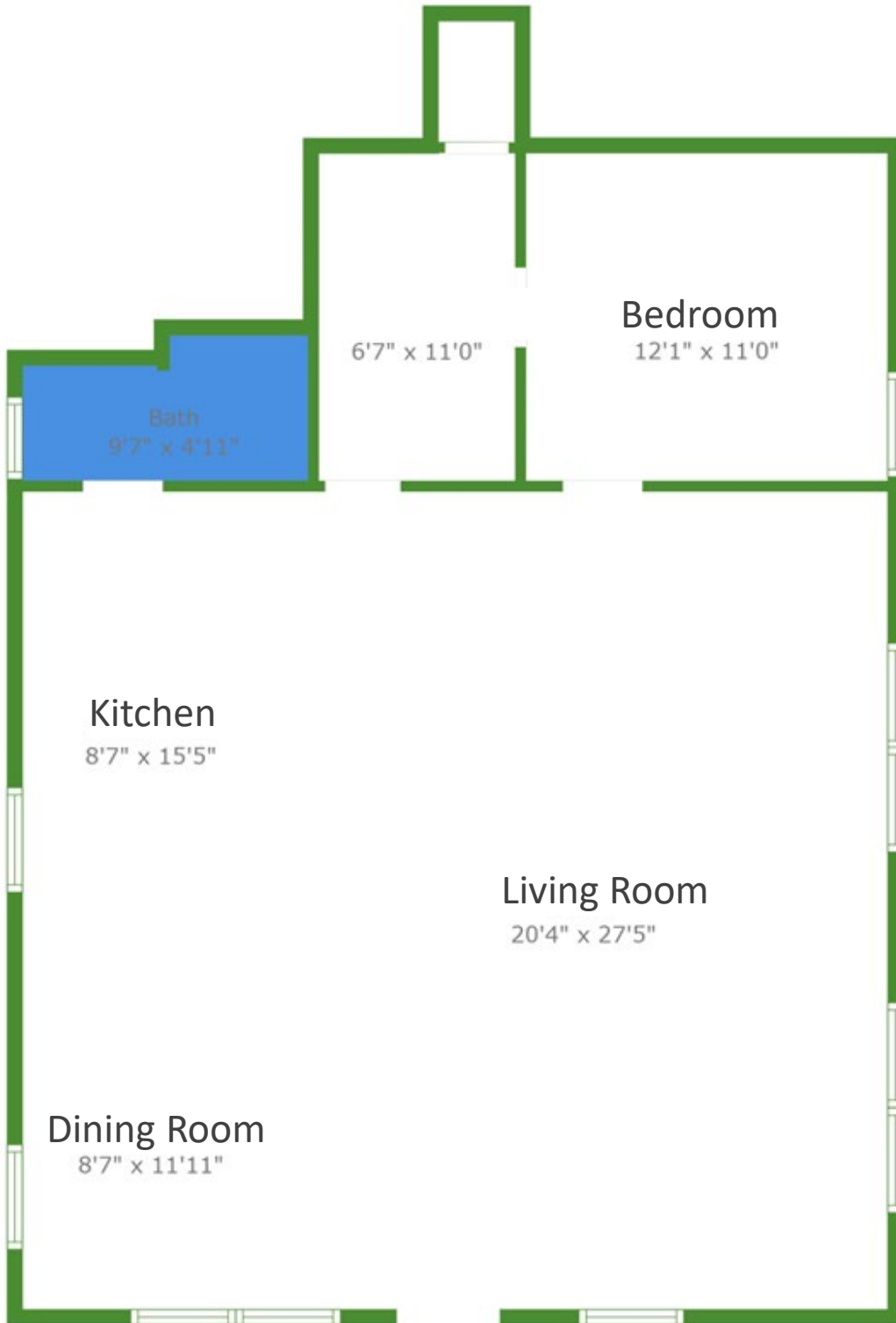
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# 2<sup>ND</sup> FLOOR APARTMENT



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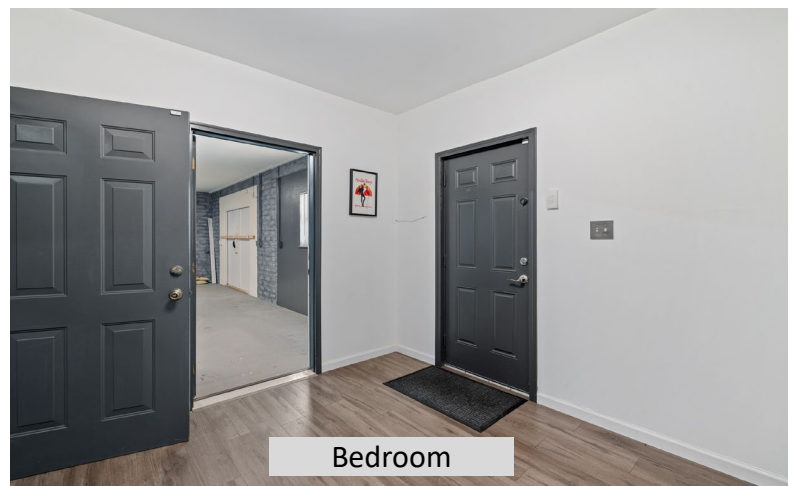
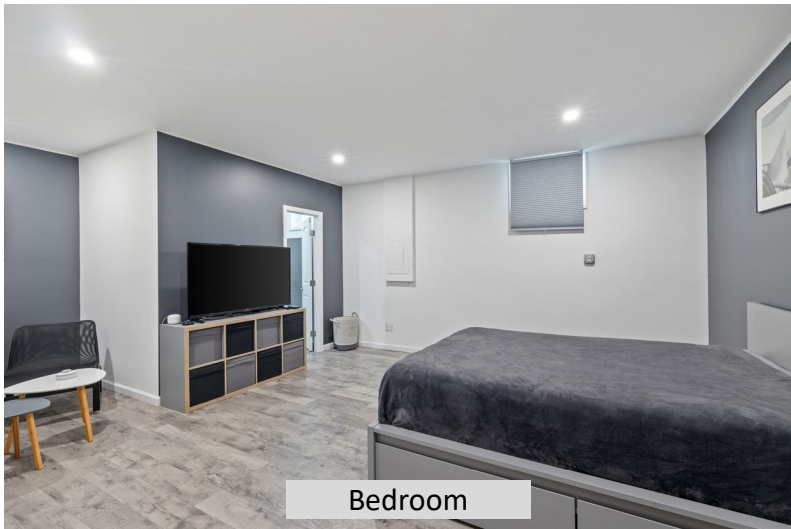
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# GROUND FLOOR BEDROOM



# GROUND FLOOR WAREHOUSE/STORAGE



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Garage/Storage

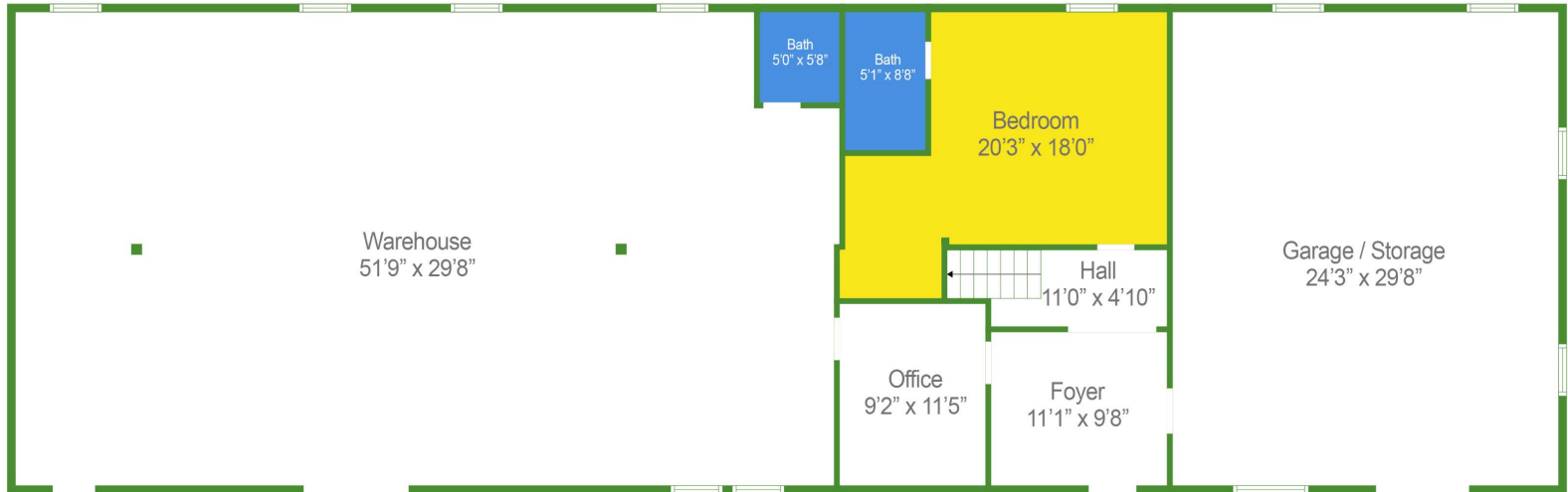


Garage Storage

# GROUND FLOOR WAREHOUSE / STORAGE



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Includes additional bedroom / bath (approx. 500 SF)

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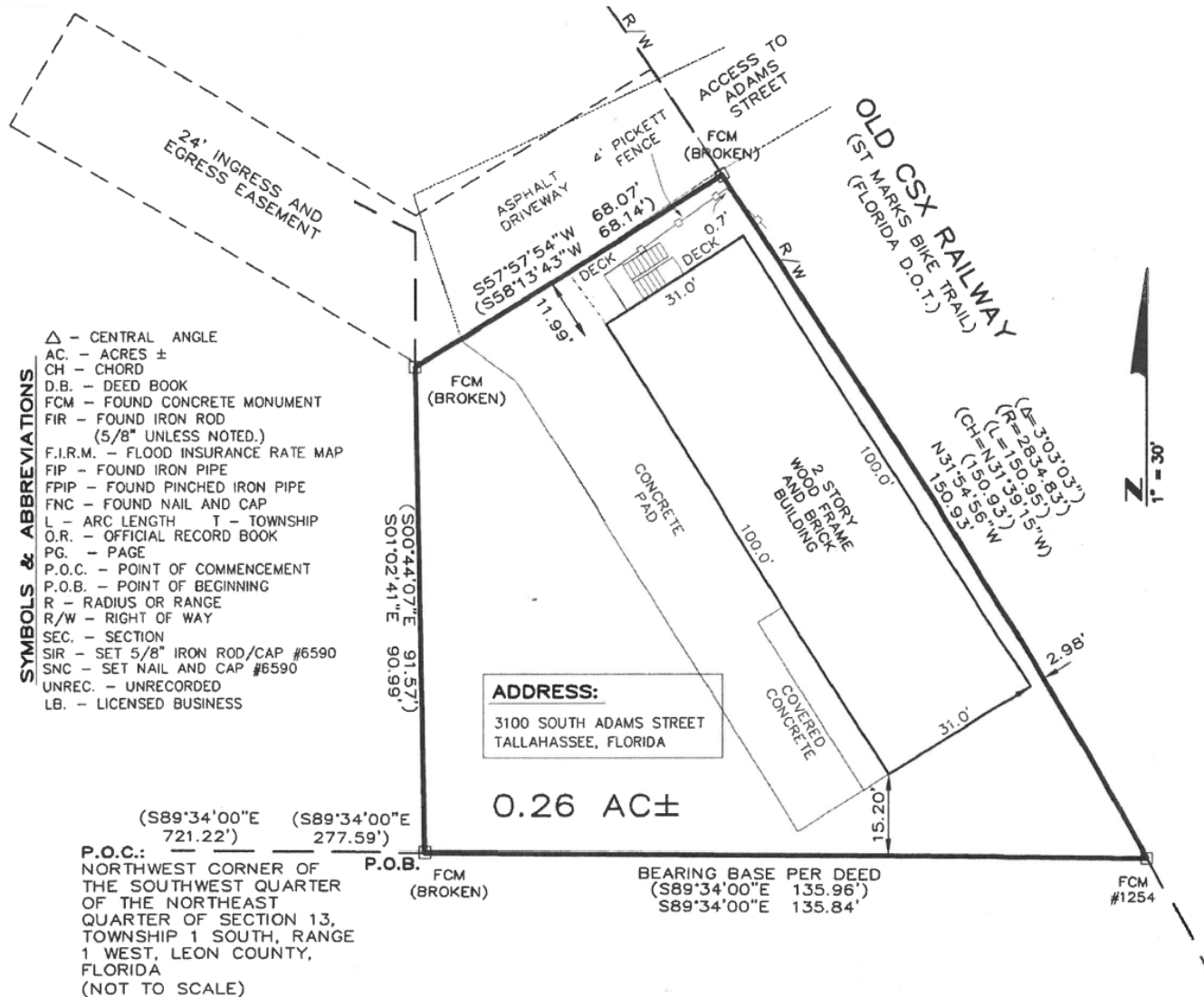
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# SURVEY



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COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA AND RUN THENCE SOUTH 89 DEGREES 34 MINUTES EAST 721.22 FEET TO A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 593, PAGE 363 AND IN OFFICIAL RECORDS BOOK 681, PAGE 839 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE CONTINUE SOUTH 89 DEGREES 34 MINUTES EAST 277.59 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEGREES 34 MINUTES EAST 135.96 FEET TO A CONCRETE MONUMENT ON THE SOUTHWESTERLY RIGHT OF WAY OF THE SEABOARD COASTLINE RAILROAD, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, THENCE RUN NORTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 2834.83 FEET THROUGH A CENTRAL ANGLE OF 3 DEGREES 03 MINUTES 03 SECONDS FOR AN ARC LENGTH OF 150.95 FEET, THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY RUN SOUTH 58 DEGREES 13 MINUTES 43 SECONDS WEST 68.14 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 00 DEGREES 44 MINUTES 07 SECONDS EAST 91.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A STRIP OR PARCEL OF LAND 24 FEET WIDE LYING 12 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH 89 DEGREES 34 MINUTES EAST 721.22 FEET TO A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 593, PAGE 363 AND IN OFFICIAL RECORDS BOOK 681, PAGE 839 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE CONTINUE SOUTH 89 DEGREES 34 MINUTES EAST 277.59 FEET TO A CONCRETE MONUMENT, THENCE NORTH 00 DEGREES 44 MINUTES 07 SECONDS WEST 105.57 FEET TO THE CENTERLINE OF SAID EASEMENT, THENCE NORTH 58 DEGREES 13 MINUTES 43 SECONDS EAST 60.60 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 58 DEGREES 13 MINUTES 43 SECONDS WEST 60.60 THENCE NORTH 59 DEGREES 41 MINUTES 20 SECONDS WEST 83.0 FEET TO THE TERMINATION POINT OF SAID EASEMENT.

**NOTES:**  
 1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.  
 2. THIS SURVEYOR HAS NOT BEEN PROVIDED A

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION

# M-1 LIGHT INDUSTRIAL ZONING DETAILS



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## Sec. 10-260. M-1 Light Industrial District.

The following applies to the M-1 Light Industrial District:

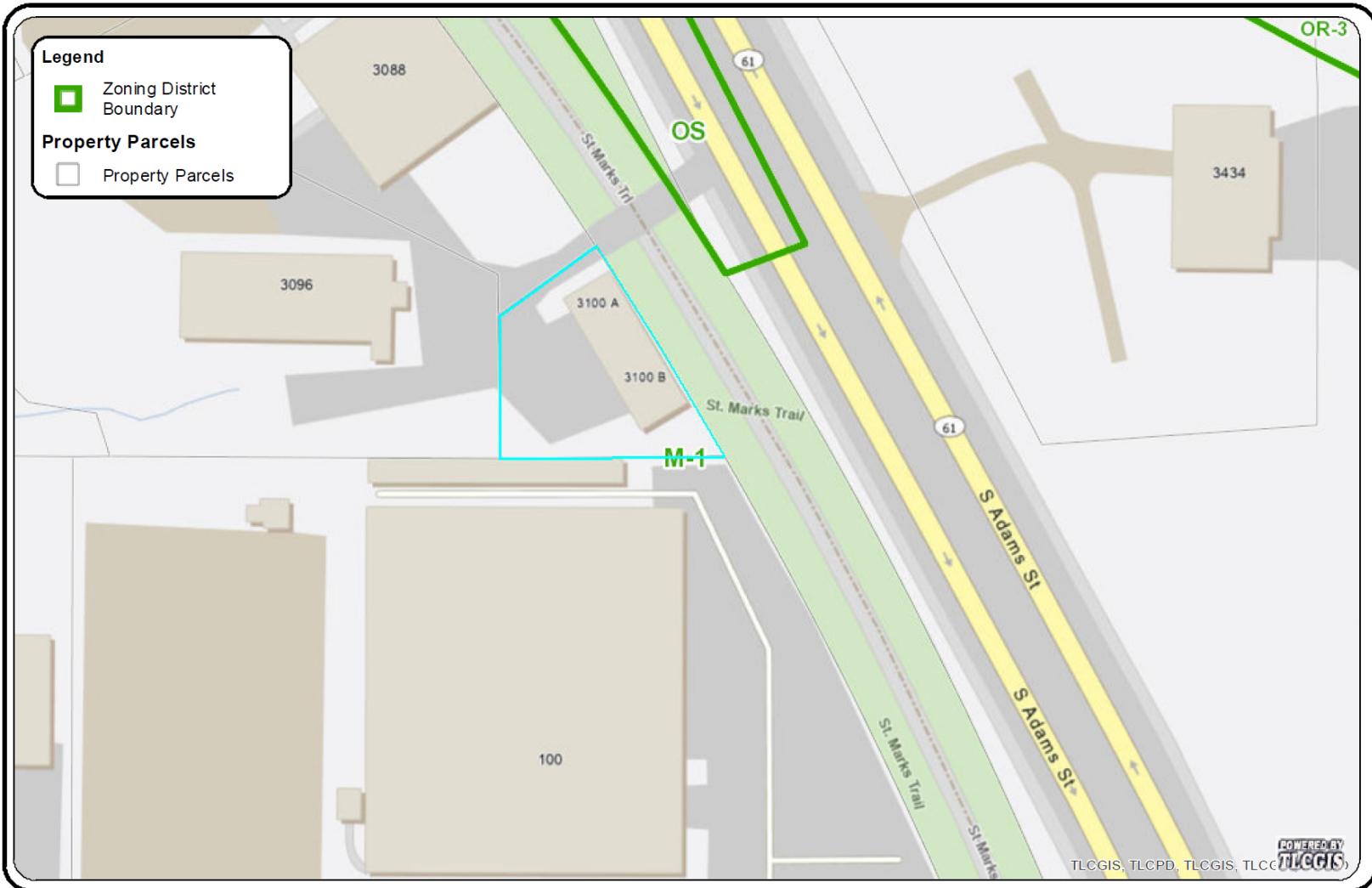
### M-1 Light Industrial District

PERMITTED USES		
1. District Intent	2. Principal Uses	3. Accessory Uses
<p>The M-1 district is intended to be located in areas designated suburban on the future land use map of the comprehensive plan and shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavy industrial operations or to accommodate commercial or residential development which would restrict the principal light industrial operations.</p>	<p>(1) Armored truck services.                      (2) Assembly of apparel and accessories.                      (3) Automotive service and repair, including car wash.                      (4) Bottling plants.                      (5) Broadcasting studios.                      (6) Building contractors and related services.                      (7) Cemeteries.                      (8) Communications and utilities.                      (9) Vocational schools and police/fire stations.                      (10) Crematoriums.                      (11) Distribution facilities.                      (12) Dry cleaning plants.                      (13) Food processing, excluding slaughter.                      (14) Funeral homes.                      (15) Golf courses.                      (16) Gun firing ranges (indoor).                      (17) Heavy infrastructure (maintenance yards, motor pools, airports, land fills, sewage treatment plants, etc.).</p>	<p>(18) Laboratories; research and development activities.                      (19) Lawn and tree removal services.                      (20) Manufacturing (consistent with the definition of light industrial).                      (21) Non-medical offices and services, including business and government offices and services.                      (22) Off-street parking facilities.                      (23) Passive and active recreational activities.                      (24) Pest control services.                      (25) Pet day care centers.                      (26) Printing and publishing.                      (27) Repair services, non-automotive.                      (28) Towing, wrecking, and recovery services.                      (29) Transportation and freight handling activities.                      (30) Warehouses, mini-warehouses, or self-storage facilities.                      (31) Waste tires and disposal.                      (32) Welding and machine shops.                      (33) Wholesale activities.                      (34) Wholesale building supplies.                      (35) Other uses, which in the opinion of the land use administrator, are of a similar and compatible nature to those uses described in this district.</p>
		<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the land use administrator. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use.                      (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the land use administrator.                      (3) Residential use (intended for watchman or guard not to exceed one dwelling unit per industrial use).                      (4) Outdoor storage (without the 33 percent limitation), provided it complies with section 7 below.</p>

# M-1 LIGHT INDUSTRIAL ZONING DETAILS



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	<b>Adjacent Zoning District Map</b>		<b>Scale:</b> Not To Scale:	<b>Tallahassee/Leon County GIS</b> Management Information Services Leon County Courthouse 301 S. Monroe St, P3 Level Tallahassee, FL 32301 850/606-5504 <a href="http://www.tlccgis.org">http://www.tlccgis.org</a>
	<p><b>DISCLAIMER</b></p> <p>This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.</p>		<b>Date Drawn:</b> October 2, 2025	

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**CITY OF  
TALLAHASSEE**

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October 02, 2025

Lucy Poole  
3303 Thomasville Rd  
Tallahassee, FL 32308

**RE: PROJECT NAME: 3100 South Adams St Owner Military USA Surplus LLC**

**LOCATION : 3100 S ADAMS ST, APT A**

**PARCEL ID : 4113200400000**

**TZV250180**

Dear Applicant,

This letter is in response to your request concerning the zoning designation and compliance with the City of Tallahassee codes and ordinances for the above referenced property.

Please be advised that:

1. The property is governed by the City of Tallahassee Land Development Code (TLDC).  
[https://library.municode.com/fl/tallahassee/codes/land\\_development\\_code](https://library.municode.com/fl/tallahassee/codes/land_development_code)
2. The property is zoned Light Industrial. The referenced property may be developed consistent with the allowable uses for the applicable zoning district as indicated in Sec. 10-260, TLDC.
3. The Comprehensive Plan Future Land Use Category is Suburban.
4. The existing residential use is not consistent with the zoning classification, however it is what is considered a legal nonconformity. This residential use may persist as long as it is not discontinued for a period longer than 1 year and it cannot be expanded.
5. There are no known variances for the referenced property.
6. There are no known approved parking standards review for the referenced property.
7. Legally nonconforming status. Current Residential use may not be expanded beyond its current extent, and this use cannot be discontinued for a period longer than 1 year.

The issuance of the Building Permit and/or Certificate of Occupancy for development of the property is evidence that all applicable City codes and ordinances were satisfied at the time the Building Permit and/or Certificate of Occupancy were issued. At this time, the development of the property would only be subject to the applicable code and/or ordinances that were in effect at the time the Building Permit and/or Certificate of Occupancy were issued relative to parking, building height, and setbacks. The existing development on the property will be allowed to continue in accordance with Chapter 10, Article 2, Division 3 of the TLDC if any changes to the code and/or ordinances create nonconformities.

To request a lien search for the property, including code enforcement violations, please visit:  
<https://www.talgov.com/doingbusiness/lien-search-request>

For copies of permit documents or other conditions specific to the parcel, please submit a public records request online at: <https://www.talgov.com/growth/growth-recordrequest.aspx>

To search historical permit information for the property, please visit:  
<https://www2.leoncountyfl.gov/PermitHistory/>

If you have any questions regarding this matter, or if we may be of further assistance, please contact me by e-mail at : [Zoning@Talgov.com](mailto:Zoning@Talgov.com)

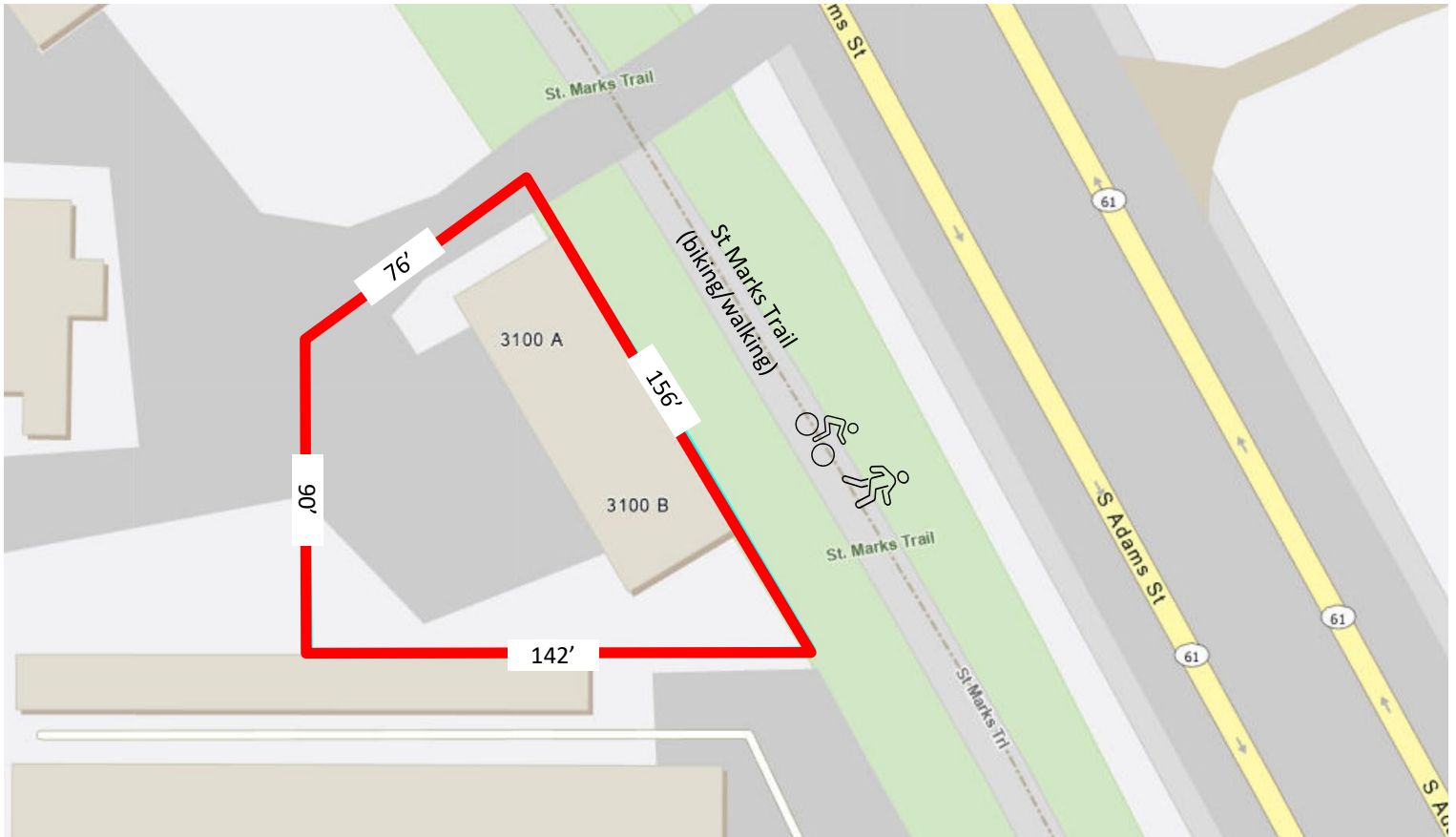
Sincerely,



Taylor Jones  
Land Use and Environmental Services  
Growth Management Department

Attachments:

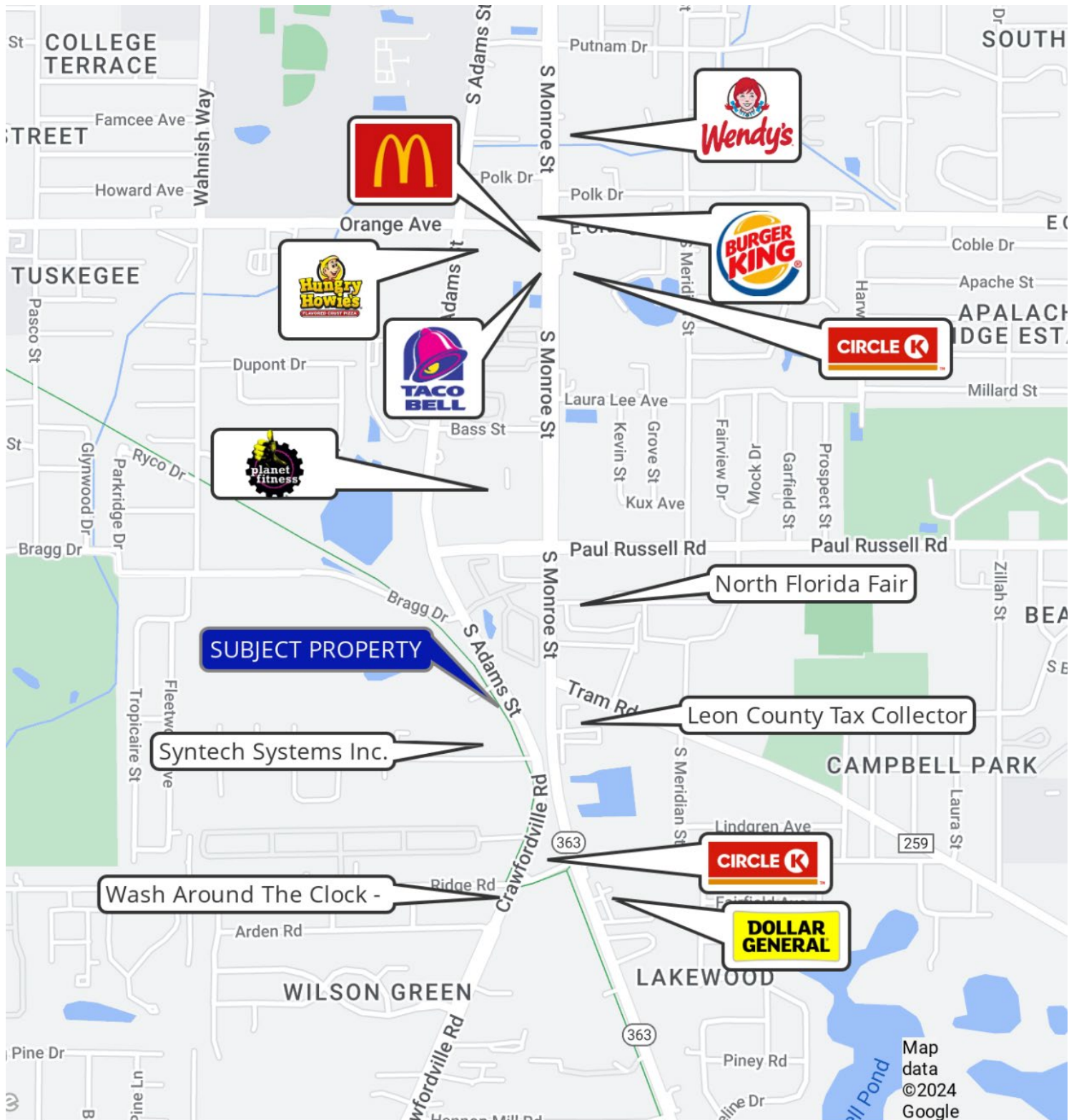
Adjacent Zoning District Map  
Section 10-260 TLDC



# BUSINESS MAP



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