

# 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: \$1,200,000

**Molly Garrett**

BOSS Commercial Real Estate  
Licensed Commercial Real Estate Agent

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## CORNER LOT PHOTO



### DEMOGRAPHICS & TRAFFIC COUNT

<b>Traffic Count:</b>	23,387 vpd		
	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
<b>Population:</b>	9,526	60,937	99,114
<b>Households:</b>	3,497	22,489	37,402
<b>AVG HH \$:</b>	\$68,378	\$71,012	\$81,753

**Boss Commercial Real Estate, LLC**  
Licensed Real Estate Brokers

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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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PROUDLY ASSEMBLED IN USA

IR Ingersoll Rand

pressure 90 PSI maximum 150 PSI working pressure 100 PSI

WISKEY  
Repair

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## AERIAL OVERVIEW



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