

FOR SALE



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



PROPERTY HIGHLIGHTS

- **1,161 SF car shop (380 SF +/- office/retail)**
- **Zoning: GC2 FLU: GC Land Size: 0.31 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: \$950,000**

Molly Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Agent

Cell: 407-927-3787

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CORNER LOT PHOTO



DEMOGRAPHICS & TRAFFIC COUNT

Traffic Count: 31,571 vpd

	<u>2-mile</u>	<u>5-mile</u>	<u>10-mile</u>
Population:	37,825	105,039	402,520
Households:	14,157	39,564	152,360
AVG HH \$:	\$76,193	\$93,774	\$106,619

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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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DO NOT
ENTER
NO CUSTOMERS
PERMITTED
IN SHOP AREA

MAVERICK

ER.

COALS

COALS
90X





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AERIAL OVERVIEW



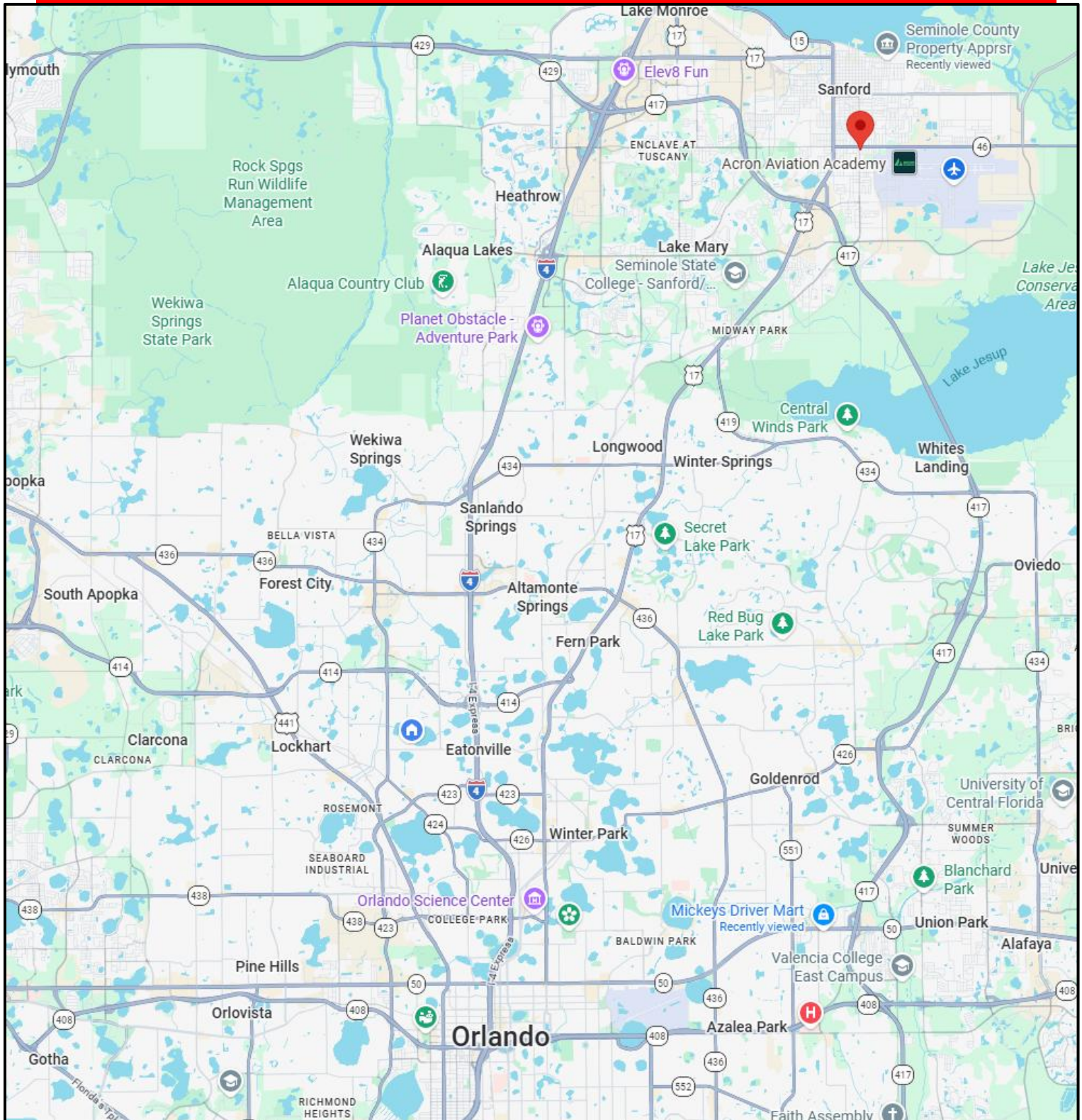
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