



For Sale

The Brickhouse Collective

104-110 S Park Ave, Sanford, Florida 32771

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A Heritage Building

Reinvited for Modern Use

Constructed in 1901, 108 S Park Avenue is a testament to Sanford's enduring legacy as one of Central Florida's earliest centers of trade and culture. Its brick construction and timeless façade are emblematic of the city's early commercial architecture, designed to withstand both time and transformation.

Over the years, the property has been home to a variety of local merchants, offices, and specialty retailers, each contributing to the vitality of Sanford's historic downtown fabric. The building's 2020 renovation modernized the infrastructure—upgrading systems,

structure, and aesthetics—while preserving its original proportions and materials.

Today, 108 S Park Avenue stands as a symbol of Sanford's successful downtown revitalization, offering investors the rare ability to own a legacy property that fuses historical craftsmanship with modern cash-flow potential in one of Central Florida's most authentic urban districts.

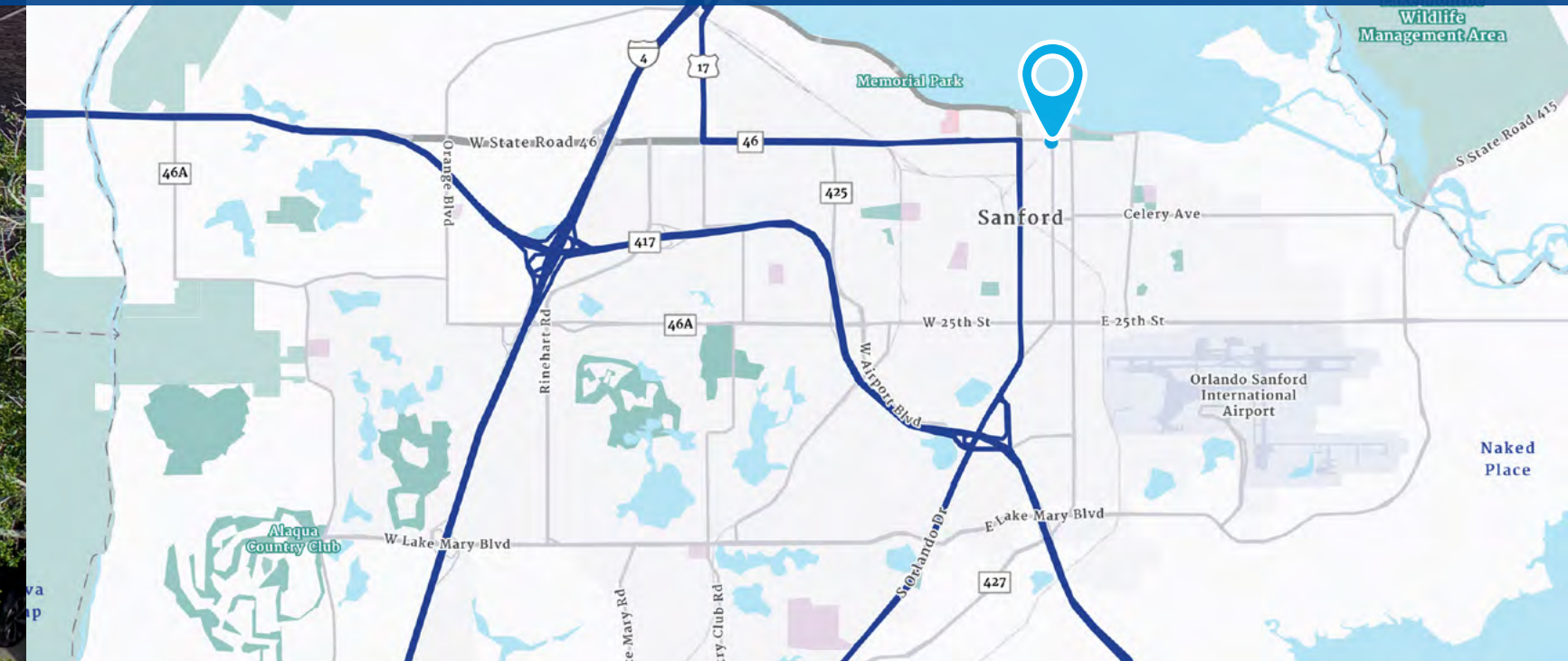
Nestled along Sanford's renowned **Park Avenue** corridor, this property benefits from a location at the epicenter of one of Central Florida's most vibrant and evolving downtown markets. Historic Downtown Sanford has transformed over the last decade into a regional destination for dining, nightlife, arts, and boutique retail, attracting both locals and visitors seeking authentic small-city charm with modern amenities.

Positioned directly in the middle of Sanford's "Main & Main," 108 S Park Avenue offers unparalleled exposure within a bustling downtown environment where daytime commerce, weekend tourism, and after-hours entertainment converge, making it one of the most strategically placed investment properties in the city.

A Walkable Destination

For Commerce, Culture, and Community

- **Prime Downtown Sanford Location** – Inline brick building on S Park Avenue within the Historic District's retail core
- **±5,670 SF | 0.07 AC | Two Stories** – Three ground-floor retail suites and upgraded second-floor office space
- **Fully Renovated in 2011** – Capital improvements include new roof, HVAC, lighting, structural and façade restoration
- **Classic Brick Construction (Built 1901)** – Period architecture with modern functionality and curb appeal
- **Investment Flexibility** – Ideal for investors repositioning leases at below-market rents for value-add upside
- **Strong Tenant Mix** – Multiple tenants in place; short-term leases allow for near-term rent restructuring



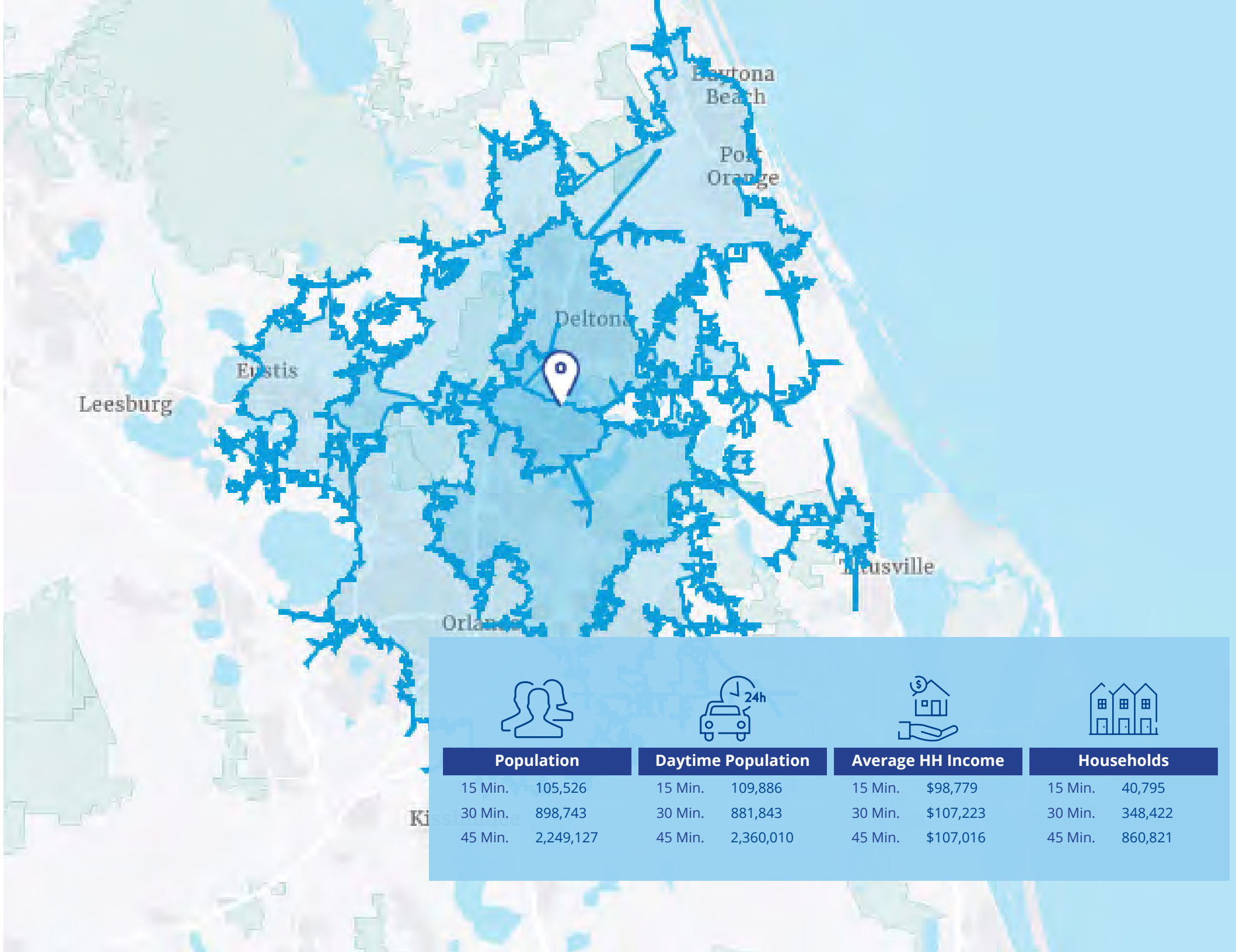


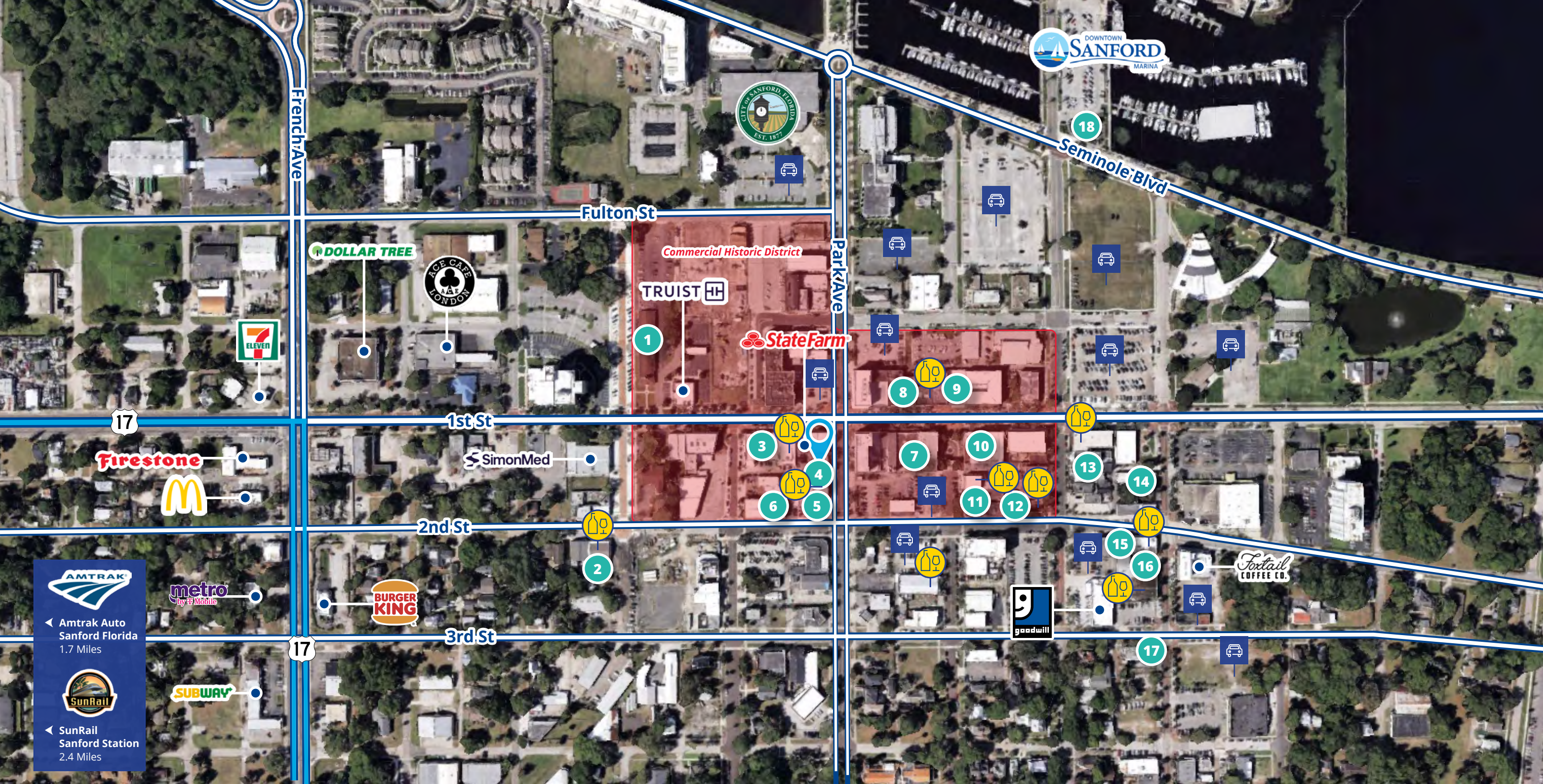
Property Summary

- **SC-3 Zoning** – Permits a wide range of commercial, office, and mixed-use operations
- **Accessible with Street Parking** – Easy access for customers and professionals alike
- **Vibrant Trade Area** – Steps from Hollerbach’s, Henry’s Depot, Christo’s, Tuffy’s, and Sanford Riverwalk
- **Excellent Visibility & Foot Traffic** – Located on Sanford’s “Main & Main” corridor—high exposure within walkable downtown

Building Size	5,670 SF
Lot Size:	0.07 acres
Year Built	1901, Renov 2011
Zoning	SC3
Market	Orlando-Kissimmee-Sanford, FL
Parcel	25-19-30-5AG-0304-001A

Sale Price
\$2,000,000 (\$352.73 PSF)





Nearby Amenities



Food

1. Sweet & Salty Island Grindz, Chin Asian Fusion, The Current Seafood, Crusted - A Pizza Spot, Henry's Depot, Yugiri Ramen Project, Greenery Creamery, Pom Pom's Sandwiches
2. Burgerbach's
3. SLAM Pizza & Cheesesteaks, Simply Homemade 1913, The Tennessee Truffle, Christo's
4. Raw Press Juice Co.
5. Fuel BBQ
6. The District
7. Colonial Room, The Bayou
8. The Breezeway
9. Wondermade
10. Hollerbach's German Restaurant
11. Hollerbach's German Market
12. Sushi & Seoul
13. The Old Jailhouse
14. Negril Spice
15. The Joint
16. Maya Rosa
17. Buster's Bistro
18. Filomena's Pizza on the River, Saint Johns River Steak & Seafood



Bars



Parking



Site



Central Florida Attractions

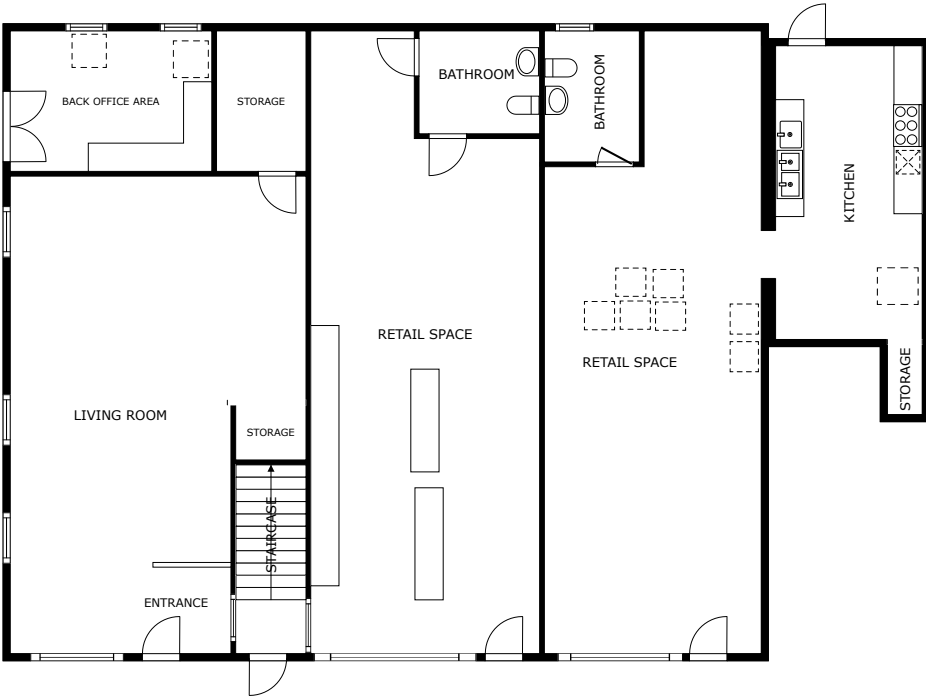
Daytona Int'l Speedway	35 Min.	Universal Studios	50 Min.
Daytona Beach	45 Min.	SeaWorld	50 Min.
New Smyrna Beach	45 Min.	Walt Disney World	55 Min.
International Dr	45 Min.	Port Canaveral	55 Min.
Blue Springs State Park	50 Min.	Kennedy Space Center	60 Min.

Floor Plan(s)

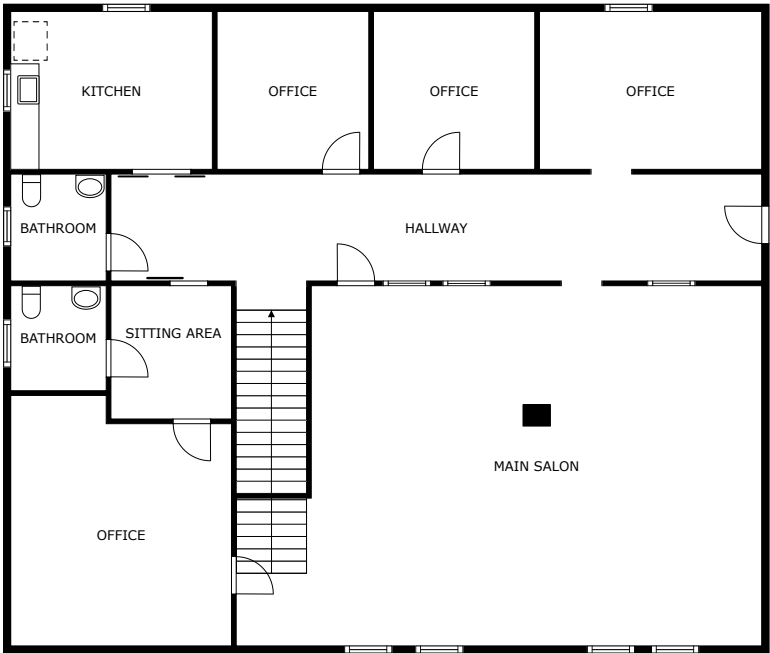
Built in 1901 and fully restored in 2020, this ±5,670 SF two-story brick building sits on a 0.07-acre parcel in the middle of Sanford's thriving Historic District. The ground floor consists of three individual retail suites with prominent frontage along S Park Avenue, each designed for boutique, gallery, or café use. The second floor offers upgraded office space featuring refinished hardwood floors, period lighting fixtures, and exposed architectural details that preserve the property's original charm while supporting modern professional use.

Recent capital improvements include new HVAC systems, roof replacement, structural enhancements, and restored façade and awnings—creating a true “plug-and-play” asset for investors and tenants alike. With SC-3 zoning, street parking. 108 S Park Avenue delivers both historic appeal and functional efficiency in a market with rising rental demand and limited supply.

1st Floor Plan



2nd Floor Plan



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