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**PRIME COMMERCIAL
DEVELOPMENT
OPPORTUNITY IN
SANFORD, FL**

\$1,200,000.00



Address: 2700 W 25th St, Parcel B, Sanford, FL 32771

Zoning: GC-2 (General Commercial)

Lot Size: ±41,424 sq ft (0.95 acres)

Sep/2025

ABOUT

Address: 2700 W 25th St, Parcel B,
Sanford, FL 32771

Zoning: GC-2 (General Commercial)

Lot Size: $\pm 41,424$ sq ft (0.95 acres)

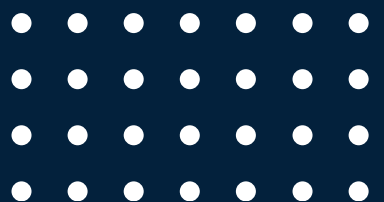
Frontage: ± 149 ft on W 25th St

Depth: ± 278 ft (average both sides)

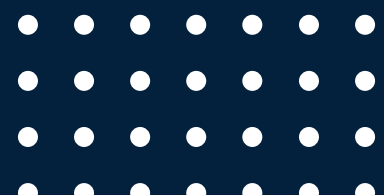
APN/Parcel ID: 34-19-30-300-013C-0000



Subject property front – looking North



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PROPERTY OVERVIEW

- Parcel B is currently in the process of subdivision from the adjacent gas station corner lot
- Outparcel is mostly flat with light shrubs and trees
- Zoned GC-2, allowing a broad range of commercial/light industrial uses
- Excellent exposure on W 25th St, benefiting from both commuter and local residential traffic

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Subject property looking east to 7-11



Subject property looking east from north side of property

DEVELOPMENT PLAN



PROPOSED ±14,500 SQ FT
FLEX WAREHOUSE PROJECT



DIVIDED INTO 9 UNITS
(1,500–1,700 SQ FT EACH)

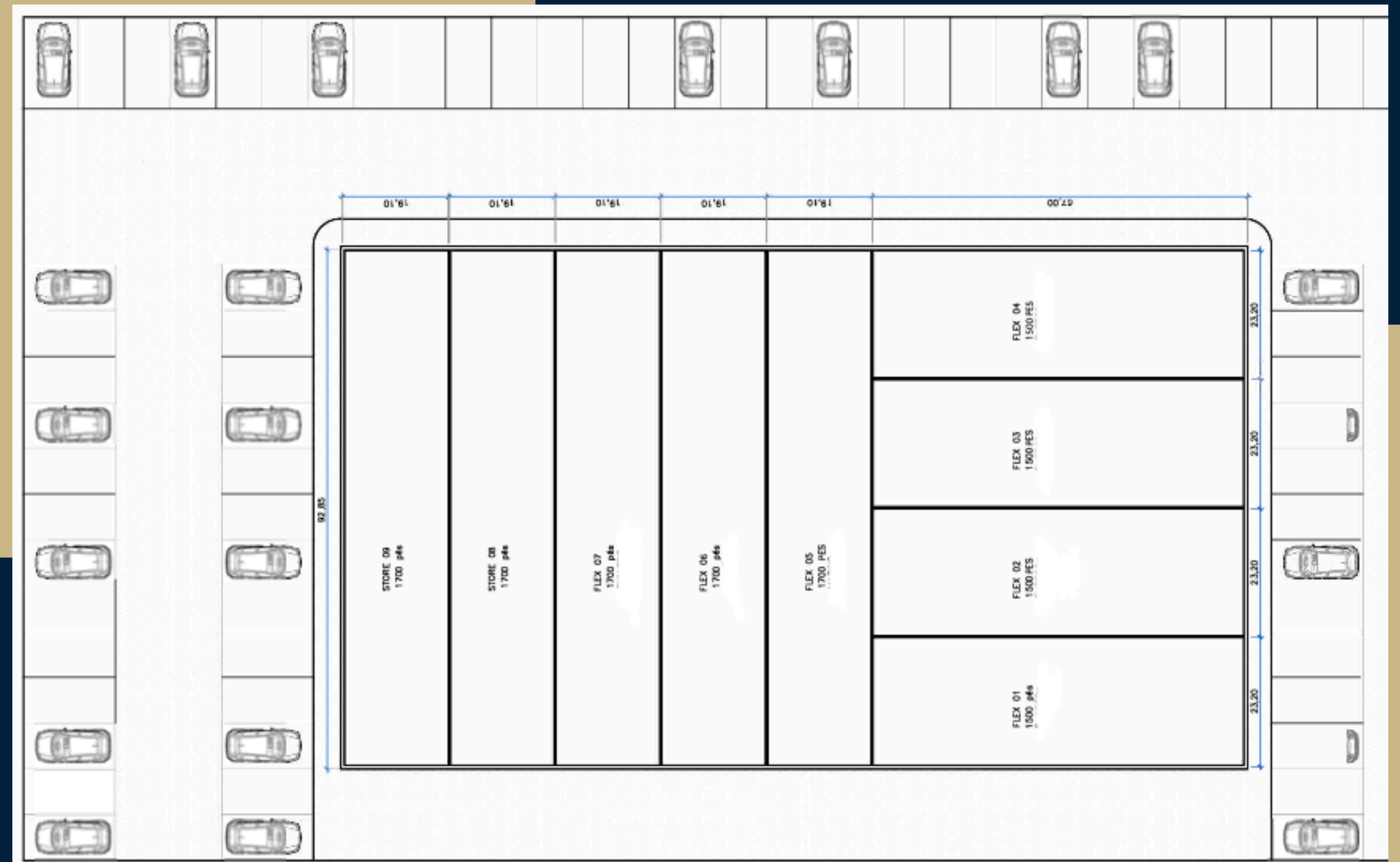


EACH UNIT INCLUDES A
PRIVATE RESTROOM

Building will be constructed as a pre-engineered metal building (PEMB), offering efficiency, durability, modern design, and high ceilings

- Benchmark rental rate in Sanford: ~US\$ 20/sq ft/year
- Based on comparables in older buildings, often with lower visibility and lower ceiling height
- This project, with its prime location and superior specifications, is expected to command equal or higher rental rates
- Gross Potential Income: ~US\$ 290,000/year (fully leased & stabilized)
- Market drivers:
- Last-mile logistics expansion
- E-commerce growth
- Rising demand for small, flexible warehouse spaces in Sanford/Lake Mary

MARKET STUDY & PROJECTED INCOME

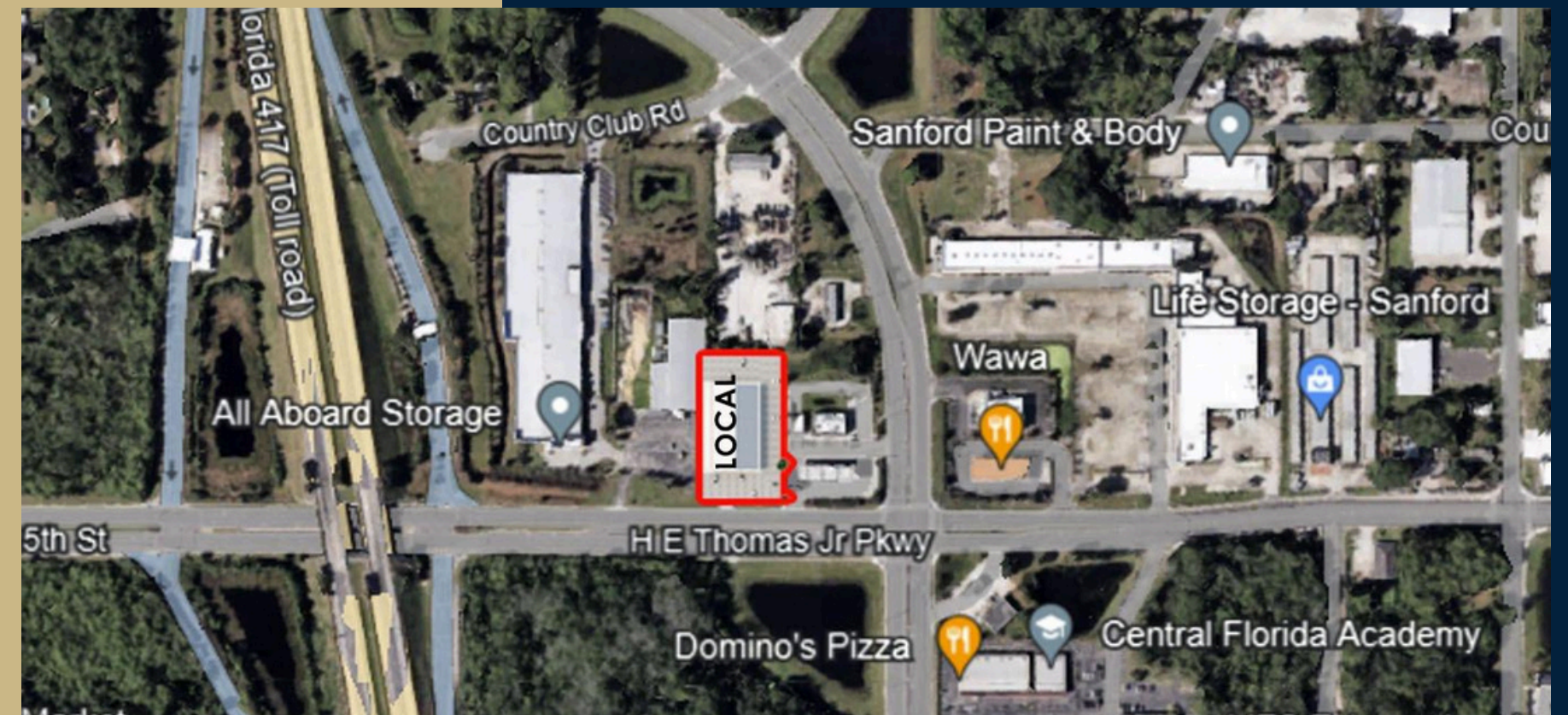


INVESTMENT STRUCTURE

- Land acquisition cost: US\$ 1.2M
- Estimated construction cost: US\$ 1.2M (pre-fabricated metal building)
- Total investment: US\$ 2.4M

RETURN ANALYSIS

- Projected annual rental income: US\$ 290,000
- Annual return on investment: ~12% (after stabilization)
- Exit potential (Cap Rate 6%–6.5%):
- Estimated property value: US\$ 4.3M – 4.8M



Prime location – An exceptional find



3D concept rendering for the property



Real Estate Agency

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