

# FOR SALE

## BRICK BUILDING WITH LOFT APARTMENT



**COLDWELL BANKER  
COMMERCIAL**  
HARTUNG



## 3100 SOUTH ADAMS STREET

TALLAHASSEE, FL 32301

### SALE PRICE: \$699,000

Acres:	0.26 AC
Building:	6,000 SF
Zoning:	M-1 Light Industrial

### CHIP HARTUNG

President, CCIM, SIOR

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# EXECUTIVE SUMMARY



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*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!***

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## **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
- 2<sup>nd</sup> floor loft apartment is approx. 1,795 SF plus approx. 1,067 SF office
- 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
- Parcel ID # 4113200400000
- M-1 Light Industrial Zoning
- Property Taxes 2024 \$4,415.13
- 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

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# EXTERIOR



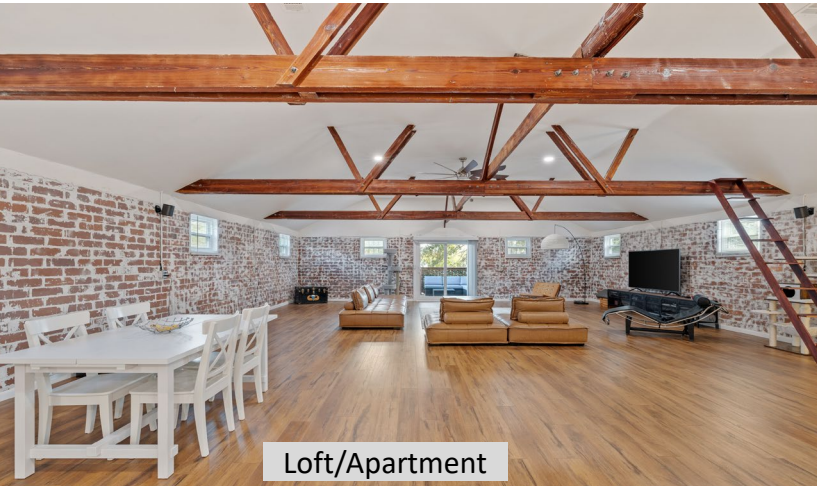
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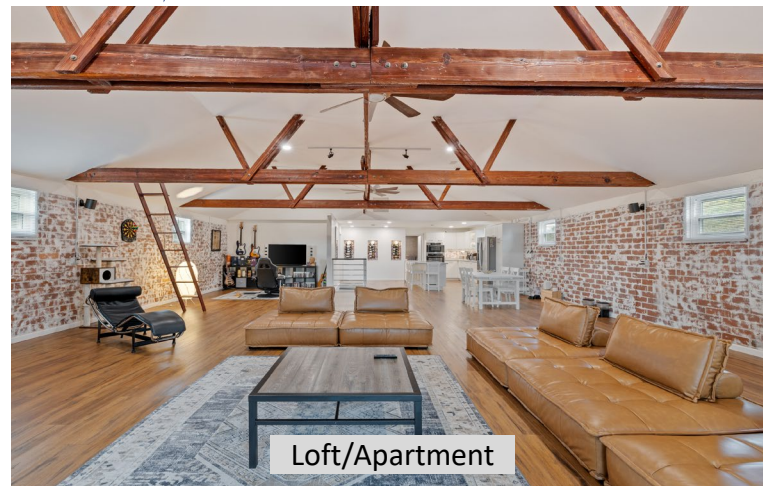
# 2<sup>ND</sup> FLOOR LOFT / APARTMENT



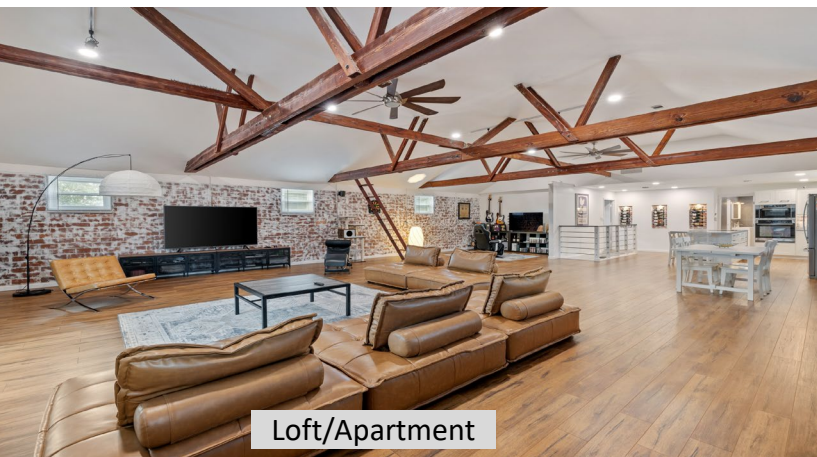
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Loft/Apartment



Loft/Apartment



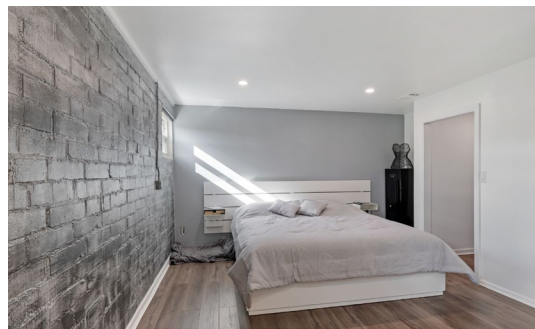
Loft/Apartment



Loft/Apartment



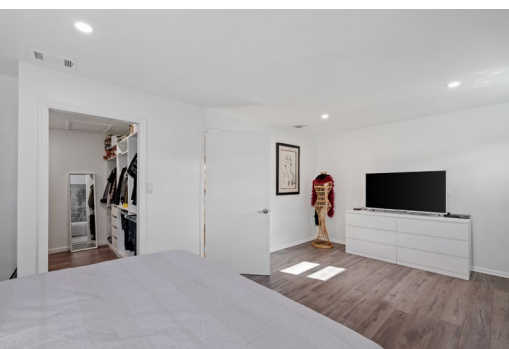
Loft/Apartment



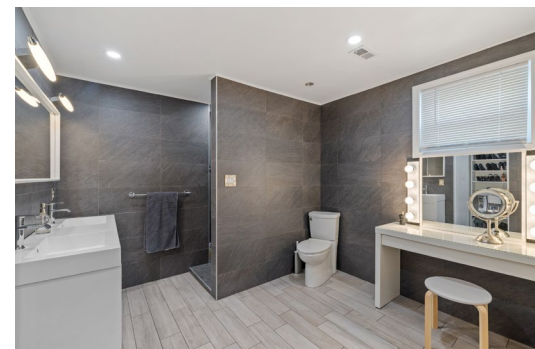
Loft Bedroom



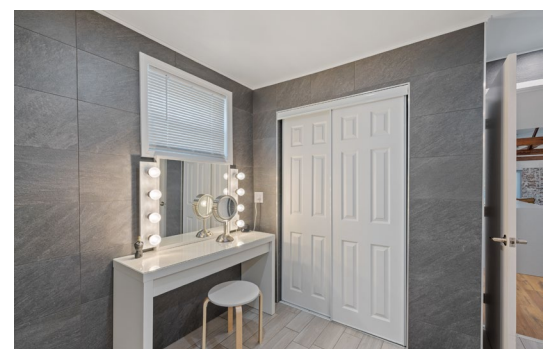
Loft Bedroom



Loft Bedroom



Loft Bathroom

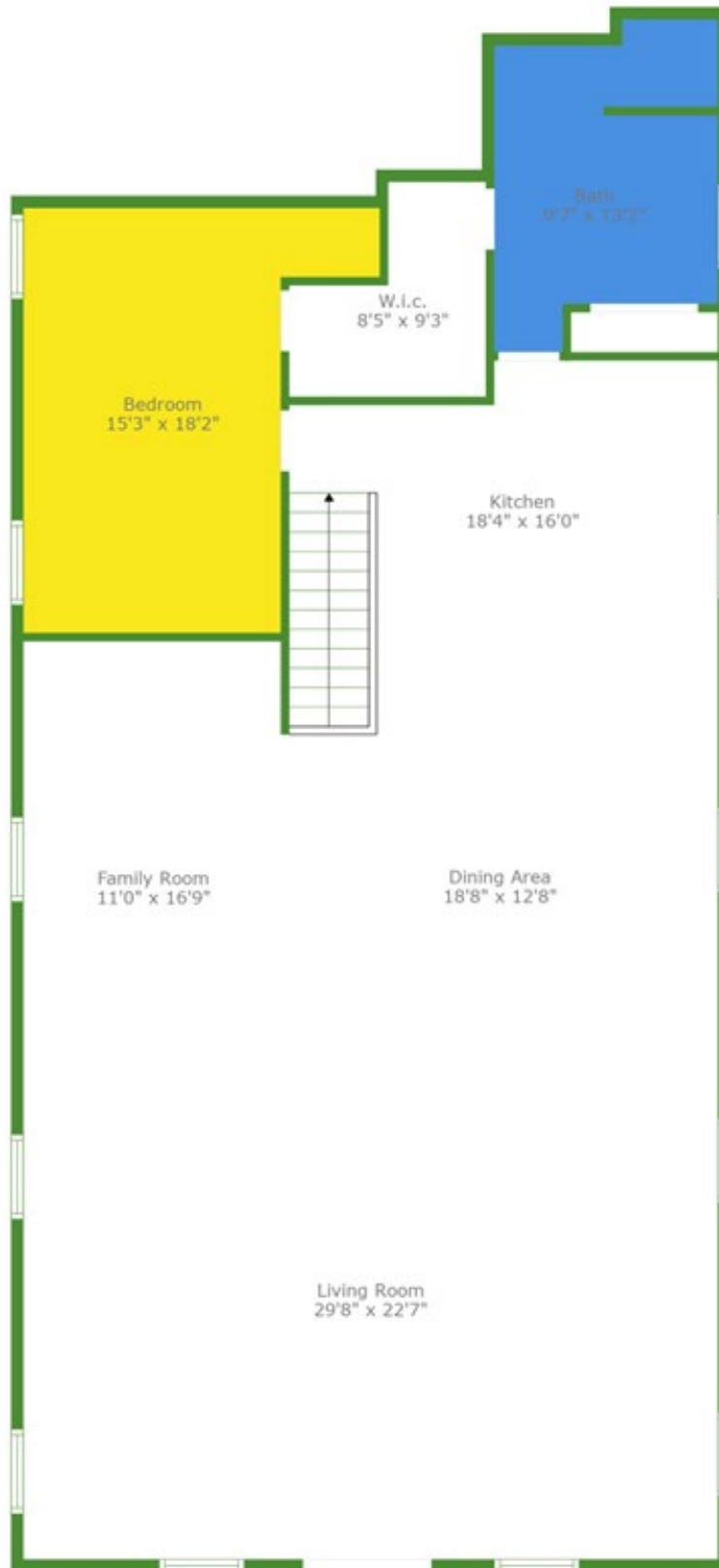


Loft Bathroom

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



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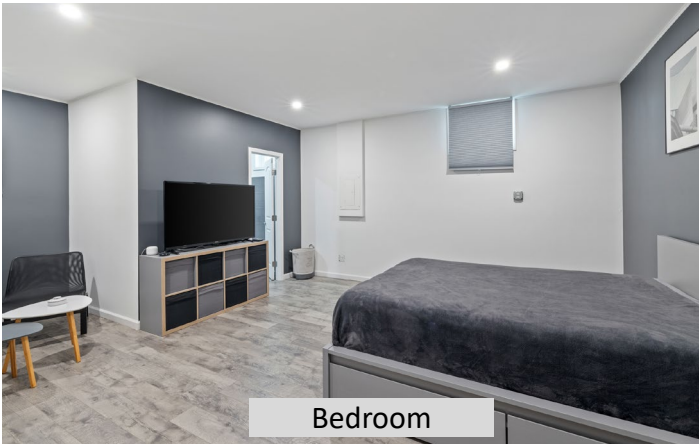
# GROUND FLOOR



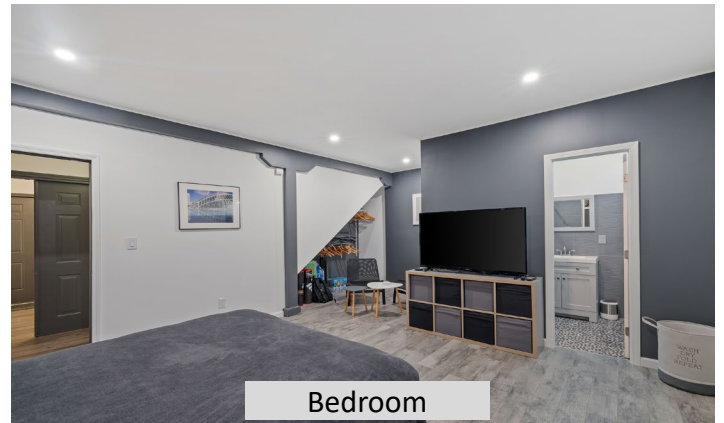
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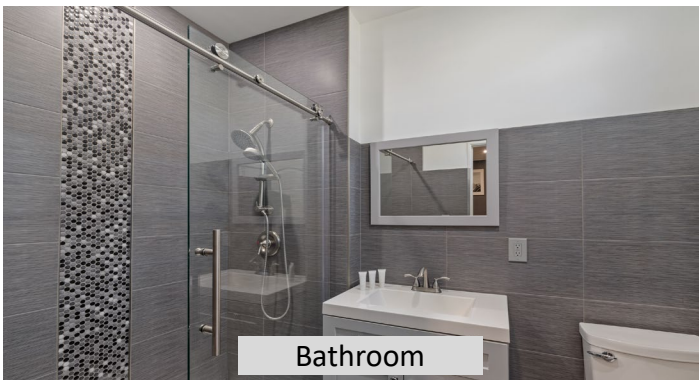
Stairs to 2<sup>nd</sup> Floor



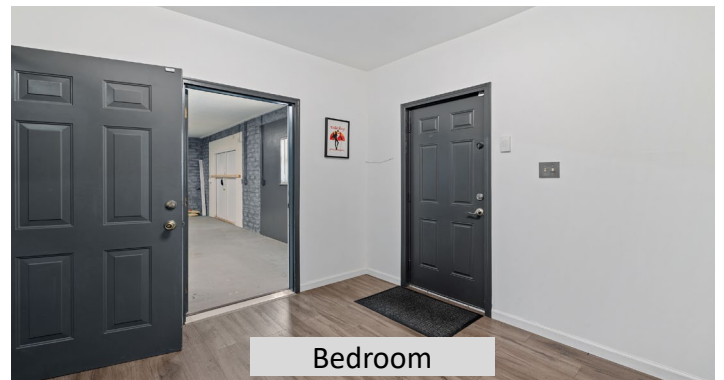
Bedroom



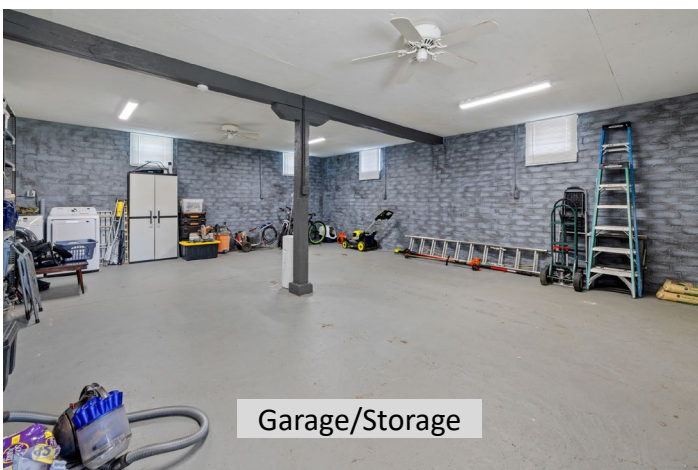
Bedroom



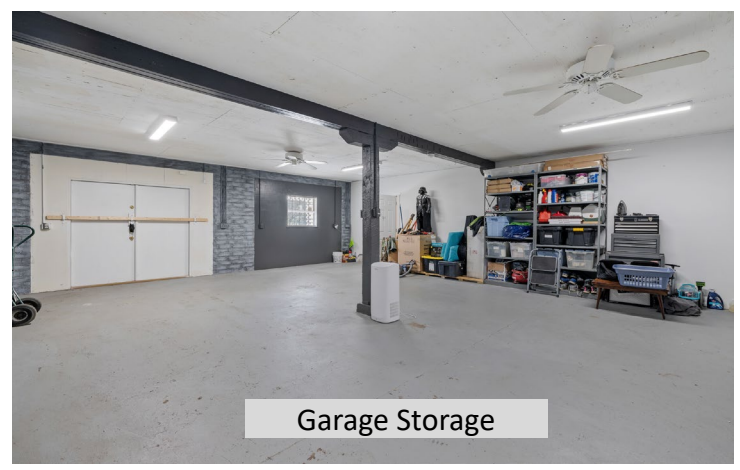
Bathroom



Bedroom



Garage/Storage

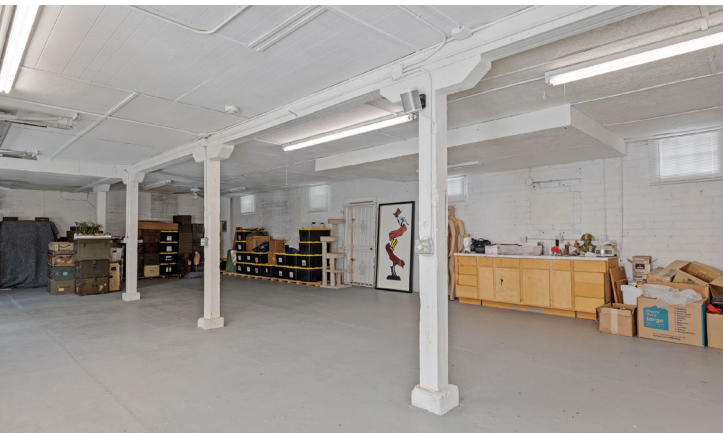


Garage Storage

# GROUND FLOOR WAREHOUSE/STORAGE



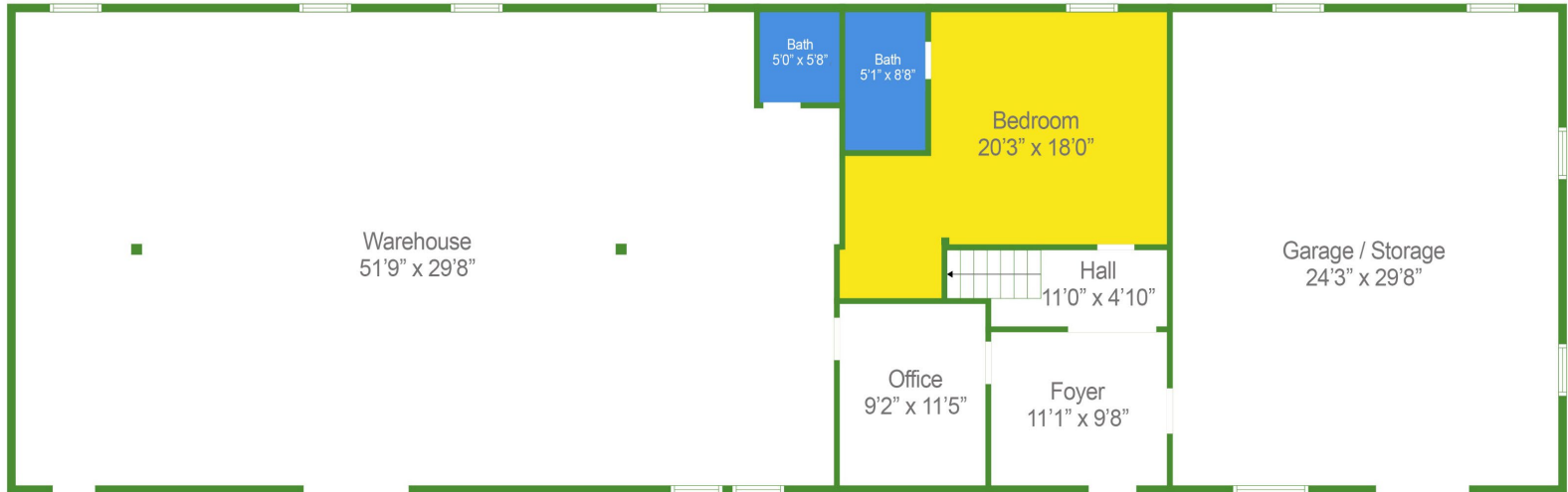
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# GROUND FLOOR WAREHOUSE / STORAGE



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Includes additional bedroom / bath (approx. 500 SF)

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



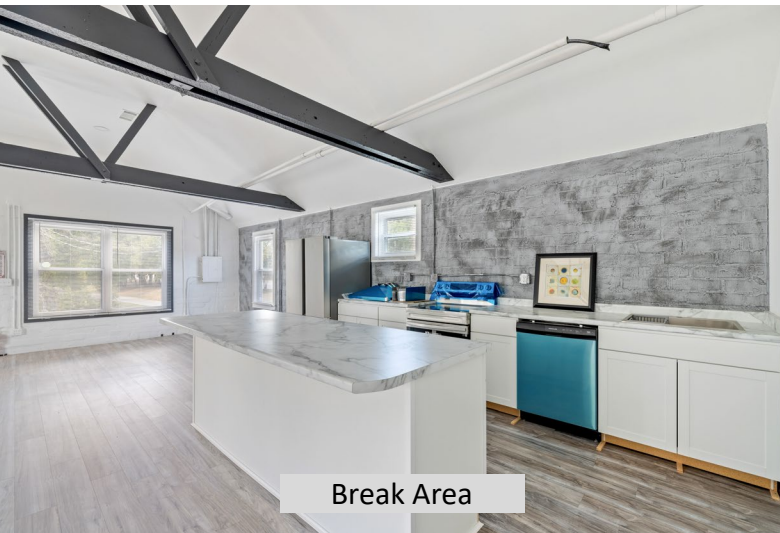
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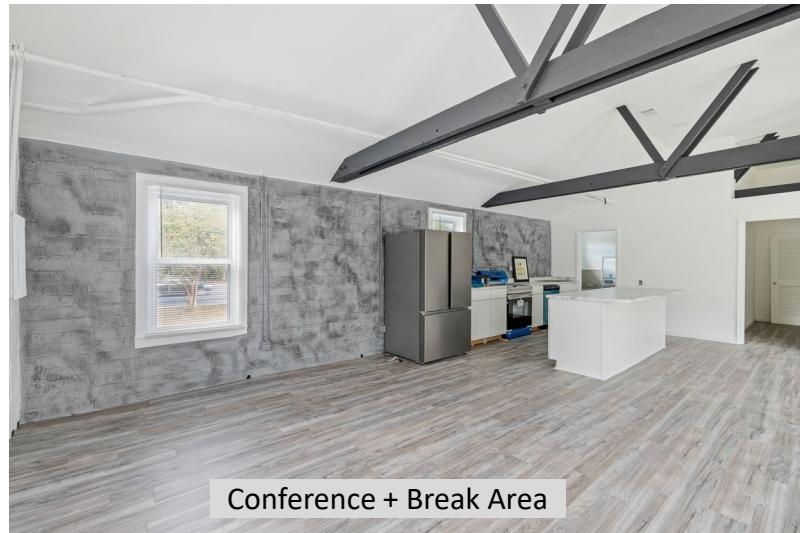
Office



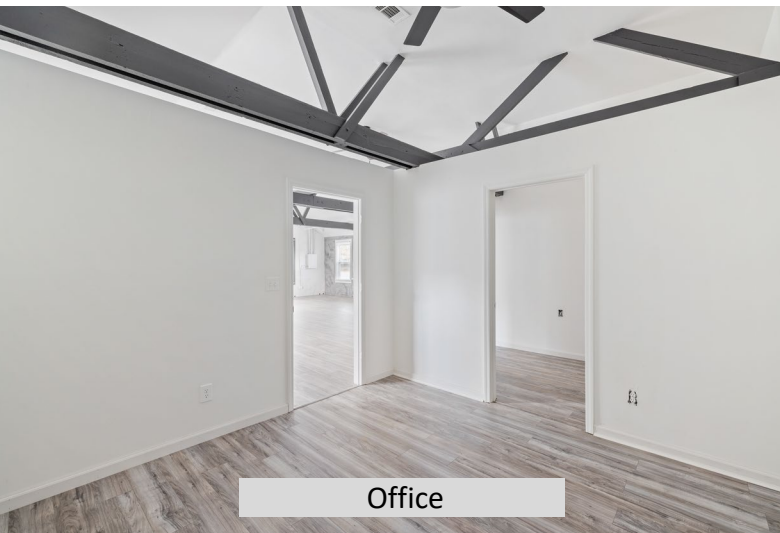
Office



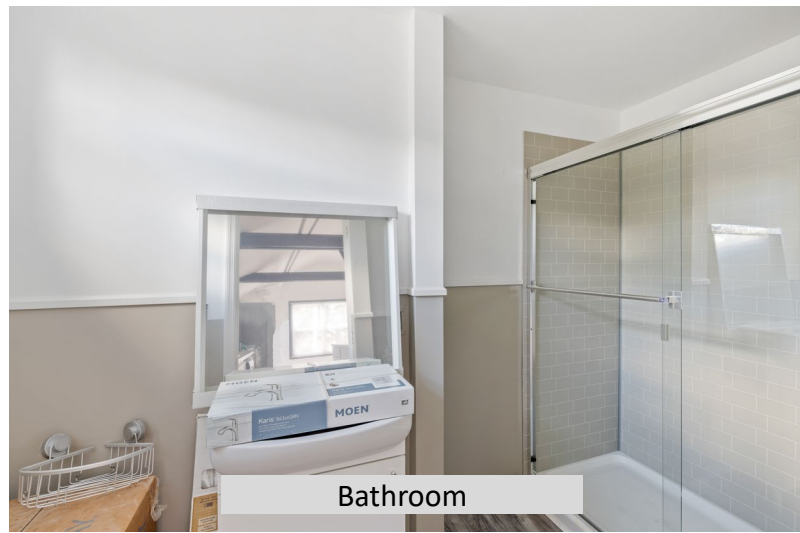
Break Area



Conference + Break Area



Office

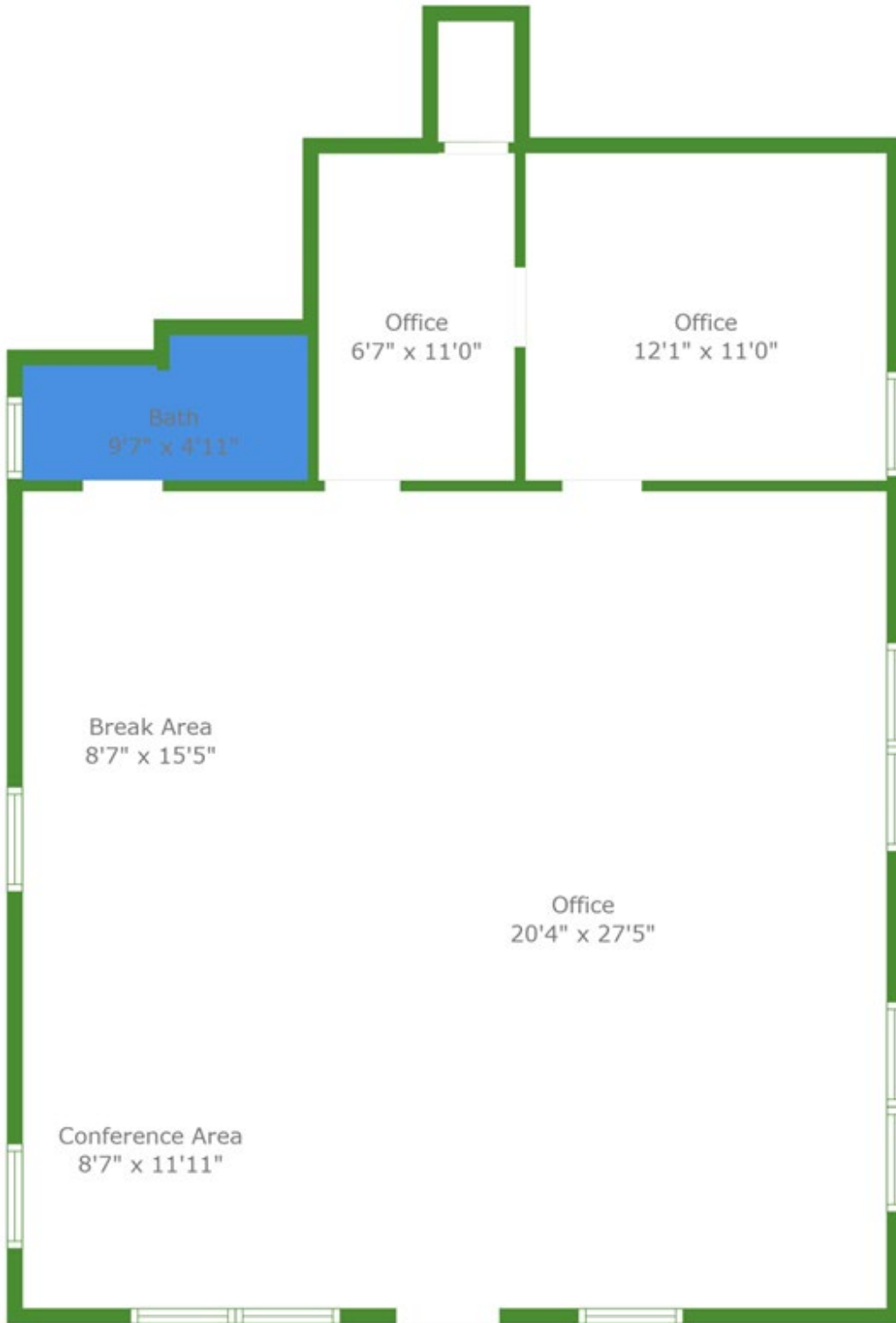


Bathroom

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



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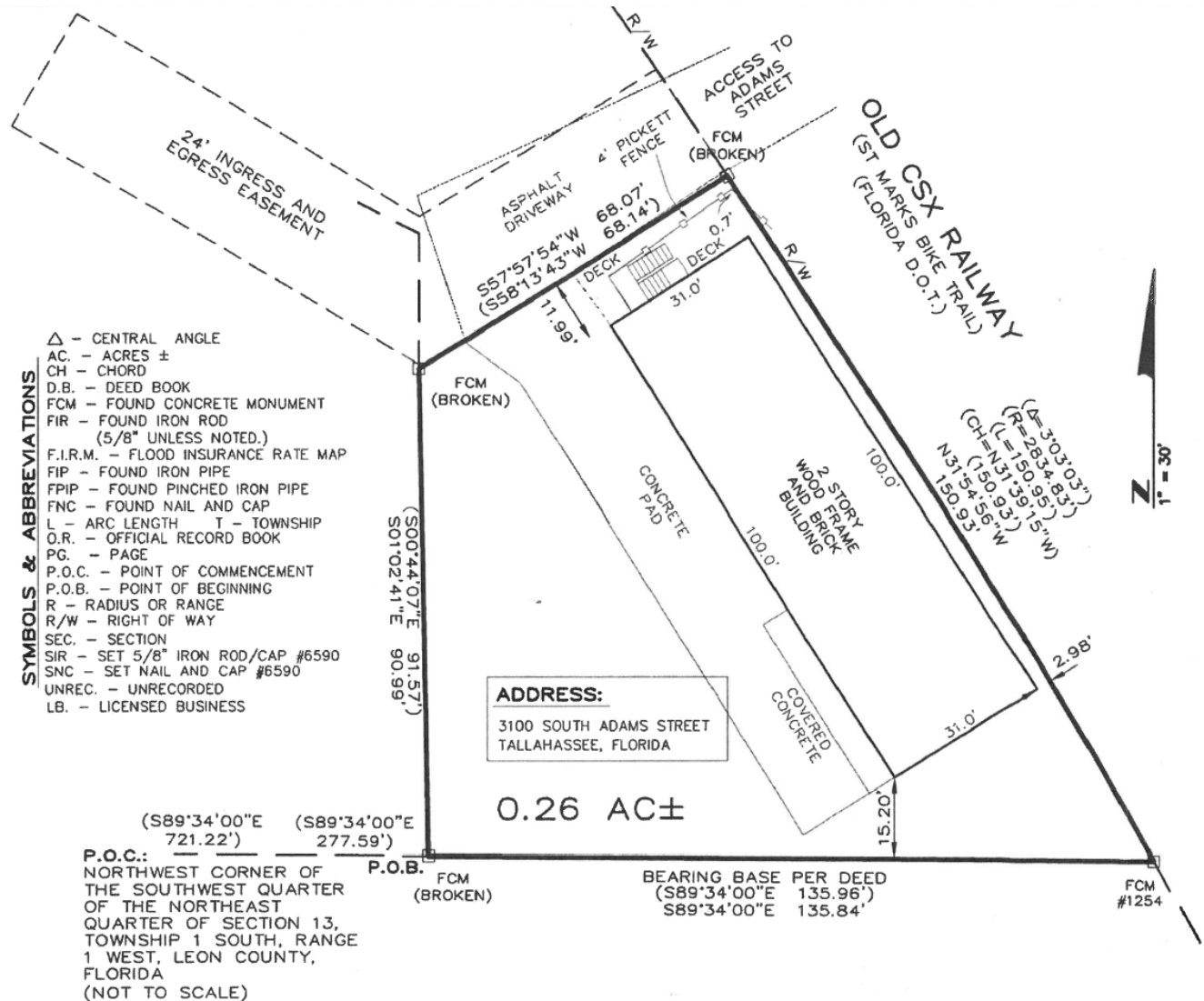
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# SURVEY



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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.

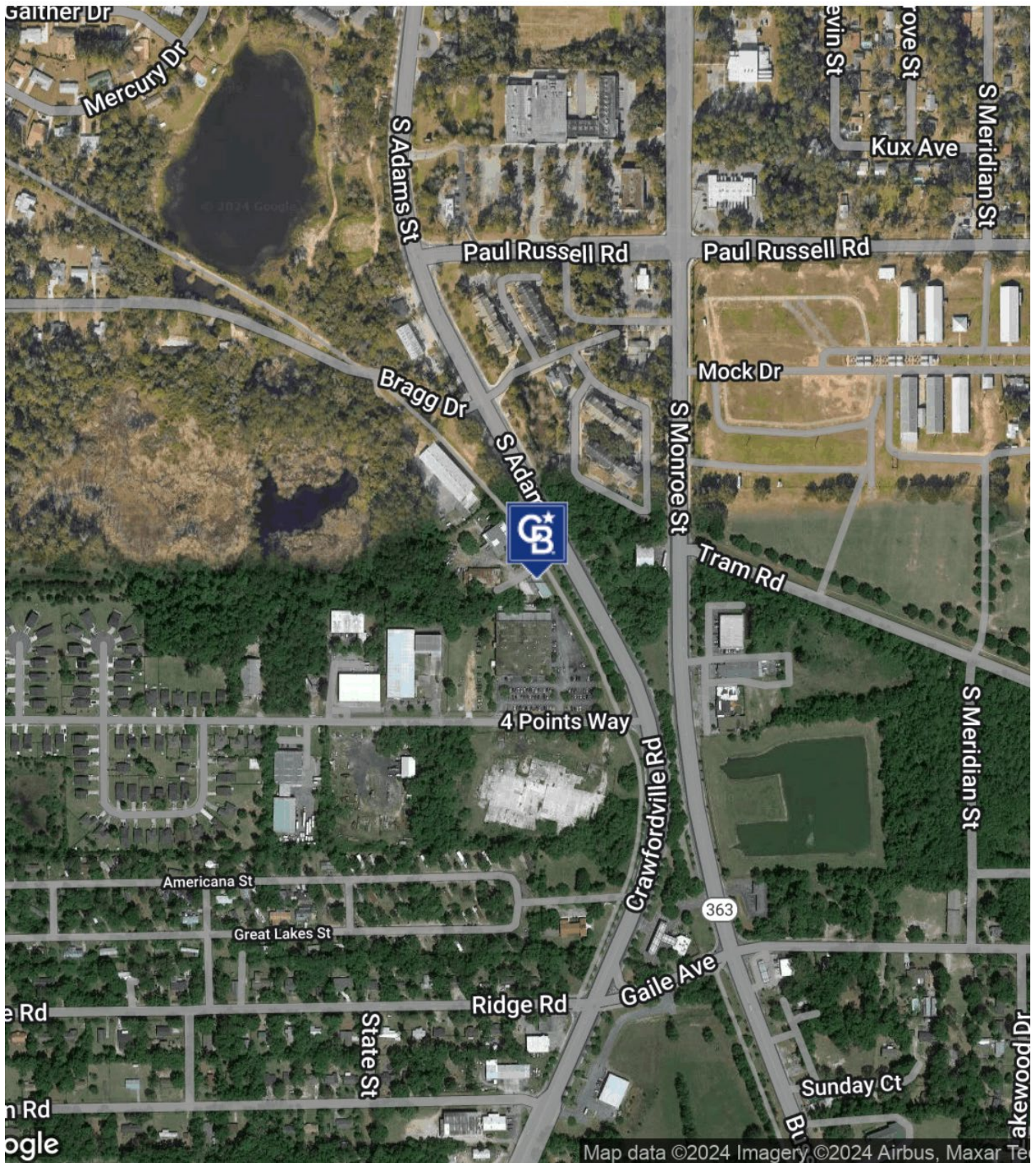
- NOTES:**
1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
  2. THIS SURVEYOR HAS NOT BEEN PROVIDED A

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

# LOCATION MAP



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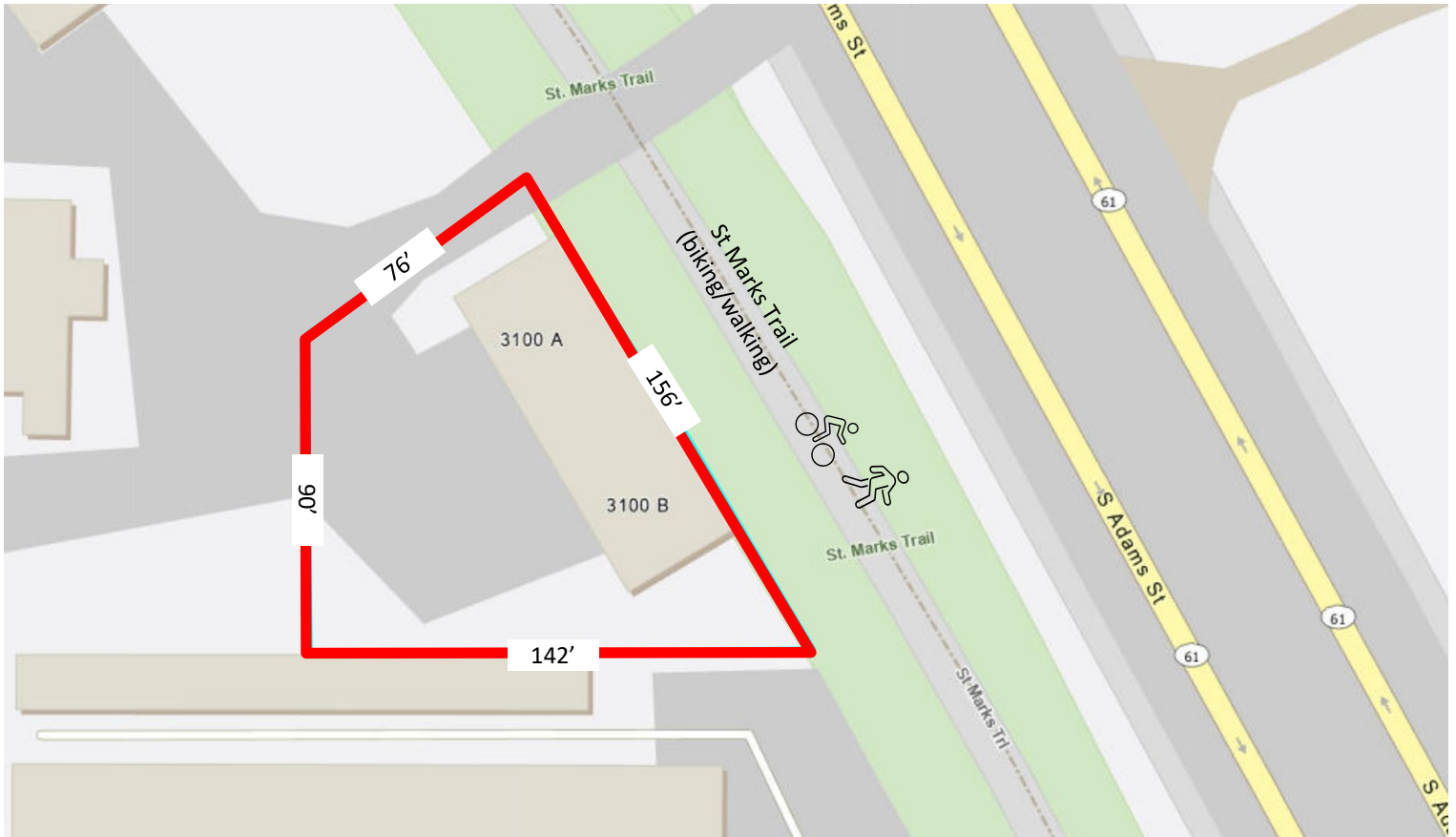


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# M-1 LIGHT INDUSTRIAL ZONING DETAILS



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Section 10-6.652. M-1 Light Industrial District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
The M-1 district is intended to be located in areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan 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.	(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) Community services, including vocational schools and police/fire stations. Libraries, elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations. (10) Crematoriums. (11) Distribution facilities. (12) Dry cleaning plants. (13) Food processing, excluding slaughter. (14) Golf courses. (15) Gun firing ranges (indoor). (16) Heavy infrastructure (maintenance yards, motor pools, airports, land fills, sewage treatment plants, etc.).	(17) Laboratories; research and development activities. (18) Lawn and tree removal services. (19) Manufacturing (consistent with the definition of light industrial). (20) Non-medical offices and services, including business and government offices and services. (21) Off-street parking facilities. (22) Passive and active recreational activities. (23) Pest control services. (24) Printing and publishing. (25) Repair services, non-automotive. (26) Towing, wrecking, and recovery services. (27) Transportation and freight handling activities. (28) Warehouses, mini-warehouses, or self-storage facilities. (29) Welding and machine shops. (30) Wholesale activities. (31) Wholesale building supplies. (32) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.
		(1) A lawfully established 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 gross floor area of the principal use or structure, as determined by the County Administrator or designee. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use. (a) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee. (b) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use). (c) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below. (d) The following uses are permitted accessory uses in this district: <ol style="list-style-type: none"> <li>Eating and drinking establishments such as cafeterias or snack bars, (located within the interior of any permitted use.)</li> <li>Temporary employment</li> <li>Security Guard Service</li> <li>Day Care Centers-- licensed day care services as described in and regulated by section 10-6.811.</li> <li>Recreational amenities—provided as an accessory to a permitted uses established within the district for use by employees management, and their guests.</li> <li>Retail sales—provided the sales are directly related to the principal light industrial use(s), e.g. gun sales at an indoor shooting range. Retail sales must be limited to no more than 33% of the gross floor area.</li> </ol>

**DEVELOPMENT STANDARDS (continued on page 1 of 2)**

Permitted Principal Commercial Uses Numbers (3), (21), (25)	none	none	none	25 feet	none	25 feet	10 feet	10,000 square feet of gross building floor area per parcel	3 stories
All Other Permitted Principal Non-Residential Uses	none	none	none	25 feet	none	25 feet	10 feet	20,000 square feet of gross building floor area per acre. 50,000 square feet of gross building floor area per acre for storage areas within buildings.	3 stories

- 7. Criteria for Outdoor Storage:** Outdoor storage is permitted as an accessory use to a permitted principal use (without the 33 percent limitation) if the outdoor storage area is screened with an opaque material (an opaque material may include vegetation). The opacity requirements are as follows: 100 percent along any property line that adjoins an existing residential use; 80 percent along any property line that adjoins any other type of use other than residential (commercial, office, etc.) or a street right-of-way. The determination of the adequacy of the opaque material will be evaluated at the time of permitting.
- 8. Street Vehicular Access Restrictions:** Properties in the M-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP
- 9. Fencing Requirement:** All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letter, "Danger," "Keep Out," "No Trespassing," or similar language to indicate that there may be hazardous conditions on the premises.

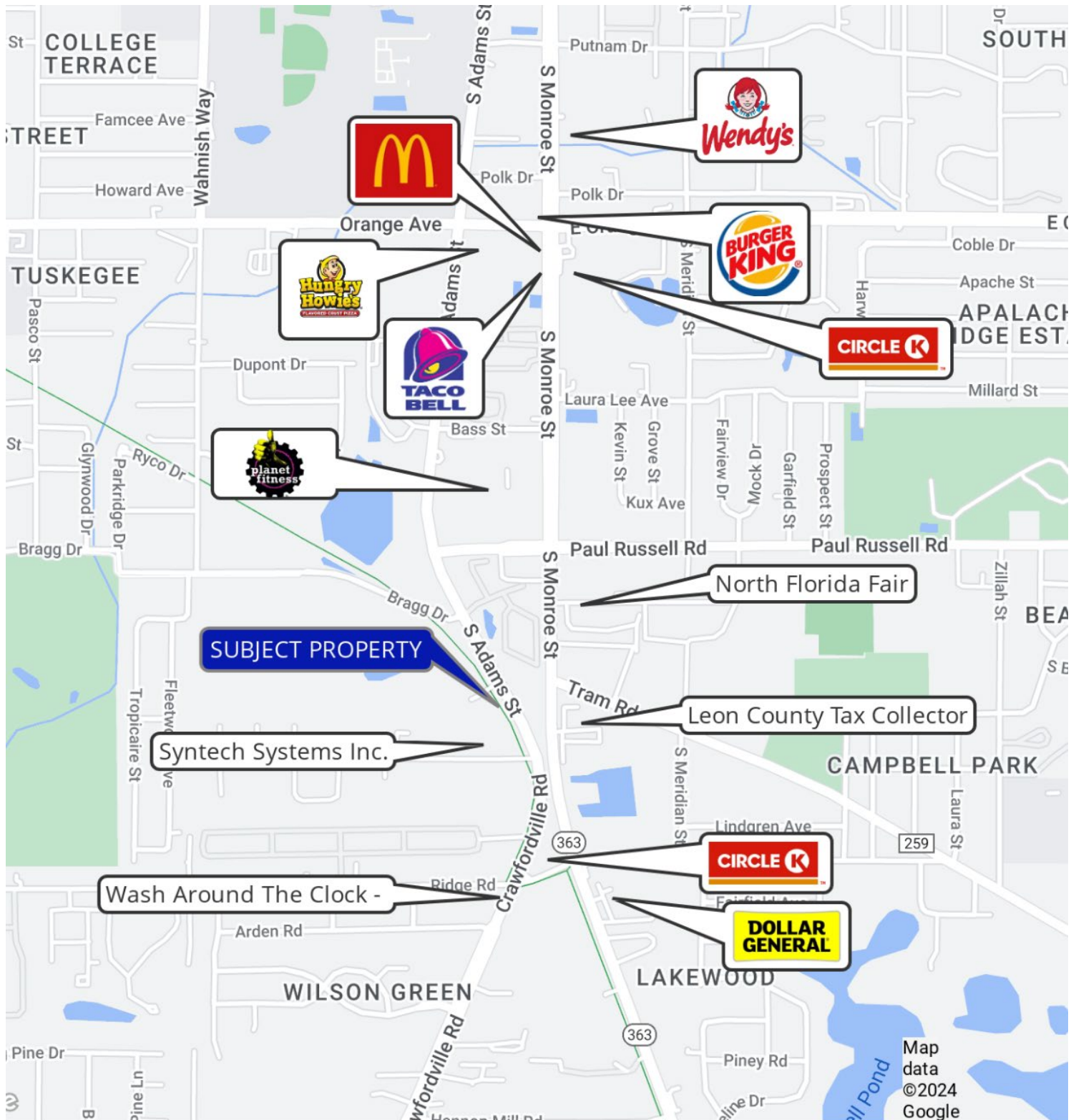
**GENERAL NOTES:**

- If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
- Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
- Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)

# BUSINESS MAP



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