

# Freestanding Building with Land

## FOR SALE - \$850,000

**Property # 25063 – 110 N. French Avenue  
Sanford, Seminole County, FL 32771**

### Property Highlights

- Great Redevelopment Opportunity in Downtown Sanford
- Walking distance to Historic Downtown, Sanford Riverwalk, City Hall, Seminole County Courthouse and various restaurants
- Property fronts three (3) streets (North French Avenue, North Maple Street & West Commercial Street)
- Building was built in 1985 – Building size is approx. 2,592 sq. ft.
- Land size - 0.63 acres (27,442 sq. ft.)
- Parcel ID# 25-19-30-5AG-0209-0010
- Zoned – Commercial (GC2) – Future Land Use - WDBD
- 2024 Property Taxes - \$9,870.36

The underground storage tanks and all related motor fuels equipment has been removed.

Will be Deed Restricted from being used as a Convenience Store with or without Motor Fuels  
(other restrictions may apply)

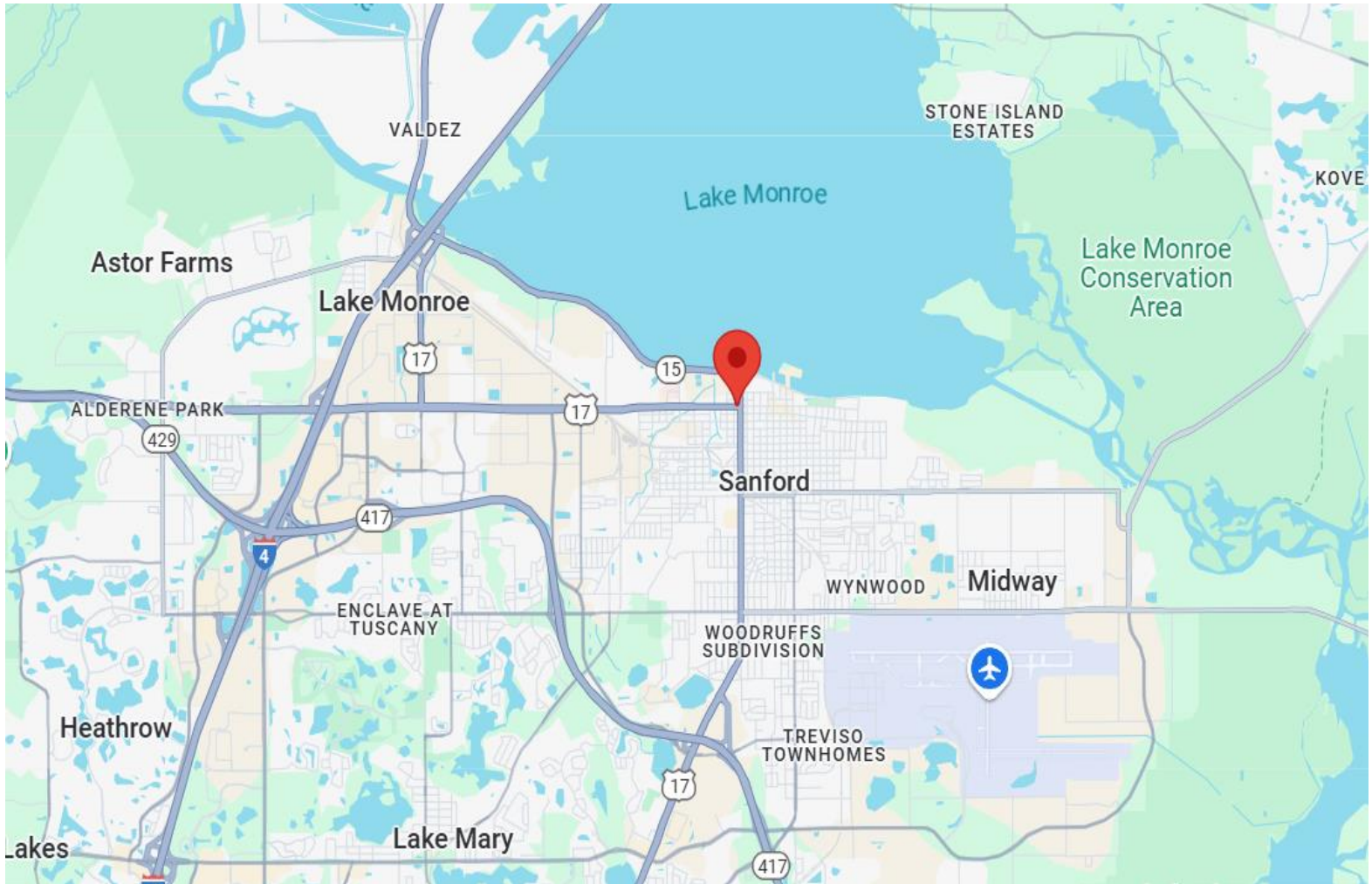


**Contact:**  
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365 Citrus Tower Blvd., Suite 102, Clermont, FL 34711 - [www.intrepidcre.com](http://www.intrepidcre.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.

# Map of Area



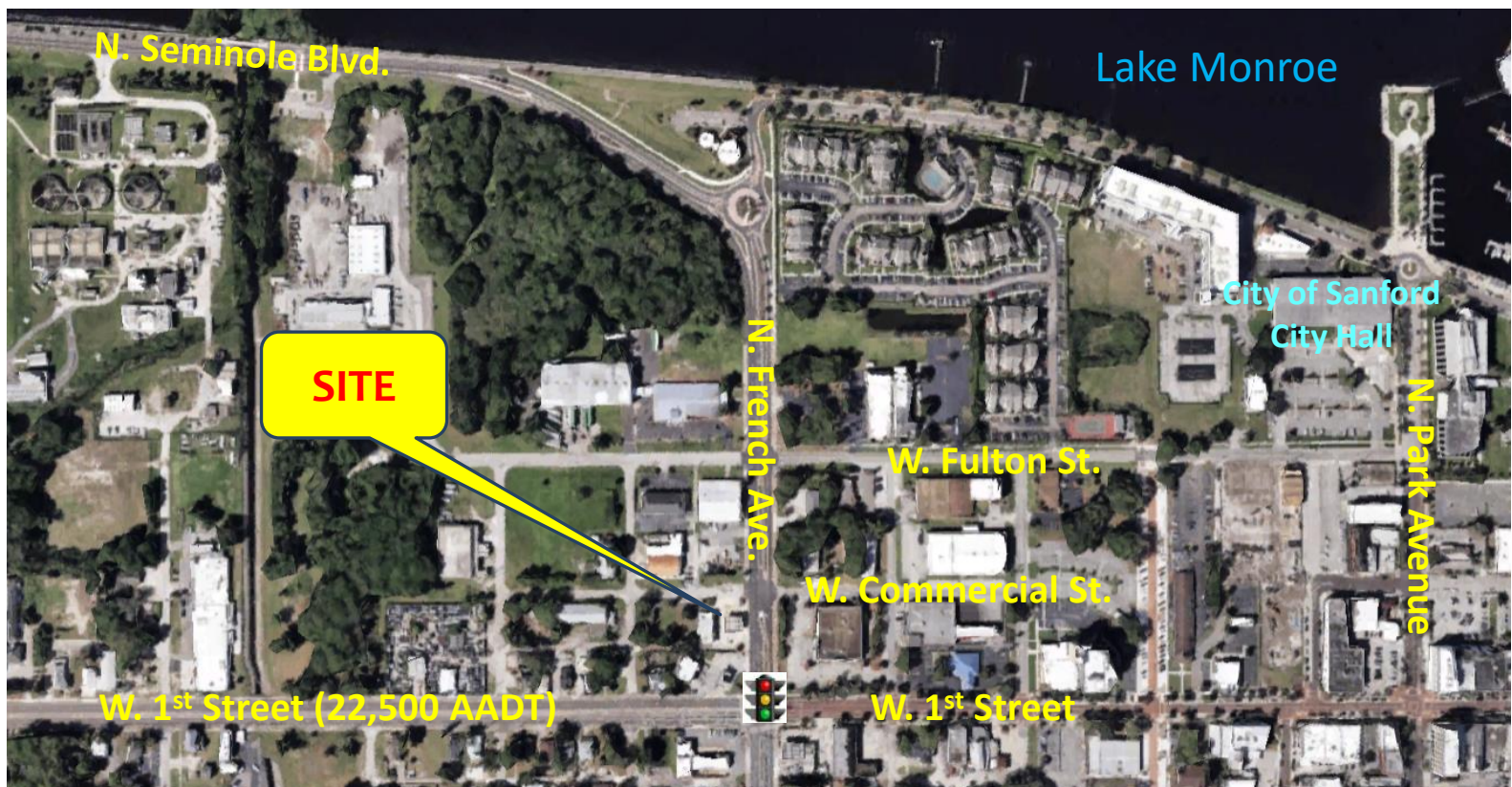
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# Overhead and High Aerial View



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