

# BUILDING FOR SALE



**COLDWELL BANKER  
COMMERCIAL**  
HARTUNG

**PRICE REDUCED!**



**1932 MICCOSUKEE ROAD  
TALLAHASSEE, FL 32308**

**SALE PRICE: \$699,000**  
**GROSS BLDG: 4,720 SF**  
**LOT SIZE: 0.64 Ac +/-**

## PROPERTY DETAILS:

**Building Name:** Rowland Publishing Office Building  
**Dimensions:** See included map  
**Zoning:** Multiple zoning – OR-2 & RP-2  
**Built/Remodeled:** 1952 / 2005  
**Parcel ID:** #1120500000250 (LOTS 25 & 26)  
**Parking Access:** Miccosukee Rd & Kuhlacres Dr  
**COT Utilities:** Electric, water, sewer & natural gas  
**Traffic Count:** 18,500 (FDOT)

**SHOWING INSTRUCTIONS:**  
**VACANT WITH ALARM**  
**show by appointment ONLY**

## HIGHLIGHTS

- Current use is a 2-story freestanding professional office building
- Corner lot with frontage on two roads
- Great visibility
- Abundant parking
- Surrounding uses include professional & medical

## LOCATION:

- NE Tallahassee, inside Capital Circle NE
- Less than 1 mile to Tallahassee Memorial Hospital
- Frontage on Miccosukee Rd, Kuhlacres Dr

## **STEVE ALLEN**

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# 1<sup>ST</sup> FLOOR PLAN



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MAIN ENTRANCE

MICCOSUKEE ROAD

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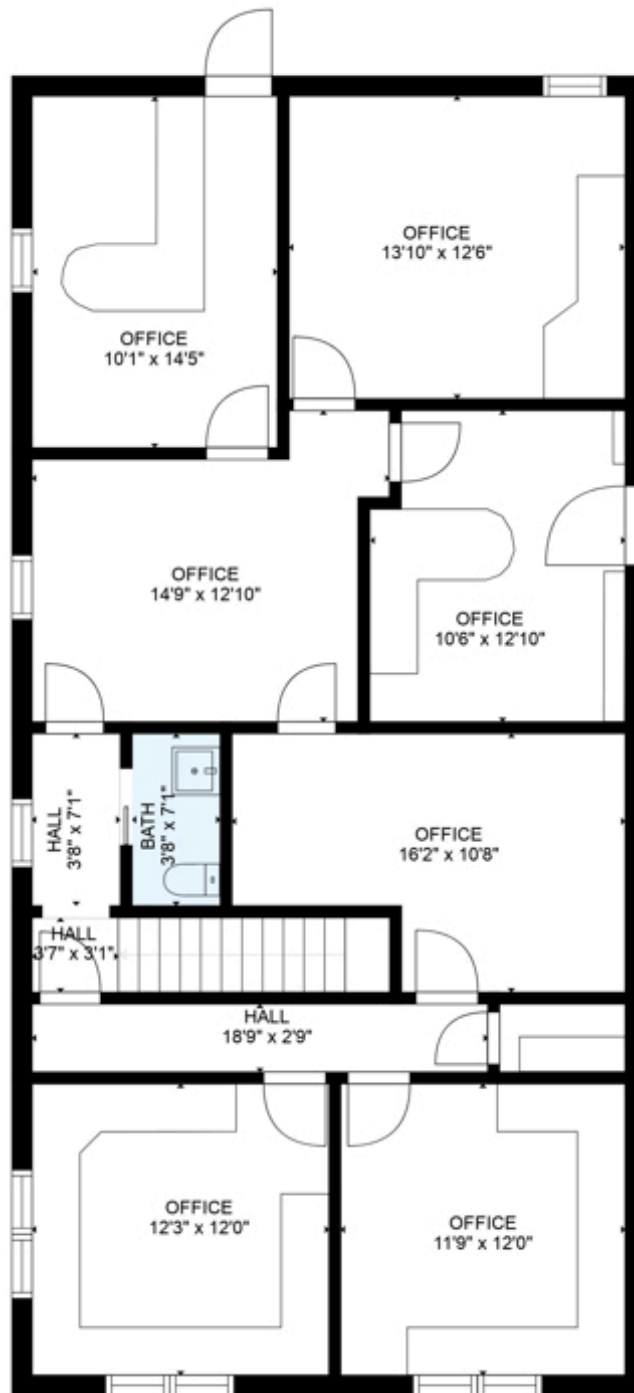
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# 2<sup>ND</sup> FLOOR PLAN



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MICCOSUKEE ROAD

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# IMAGES



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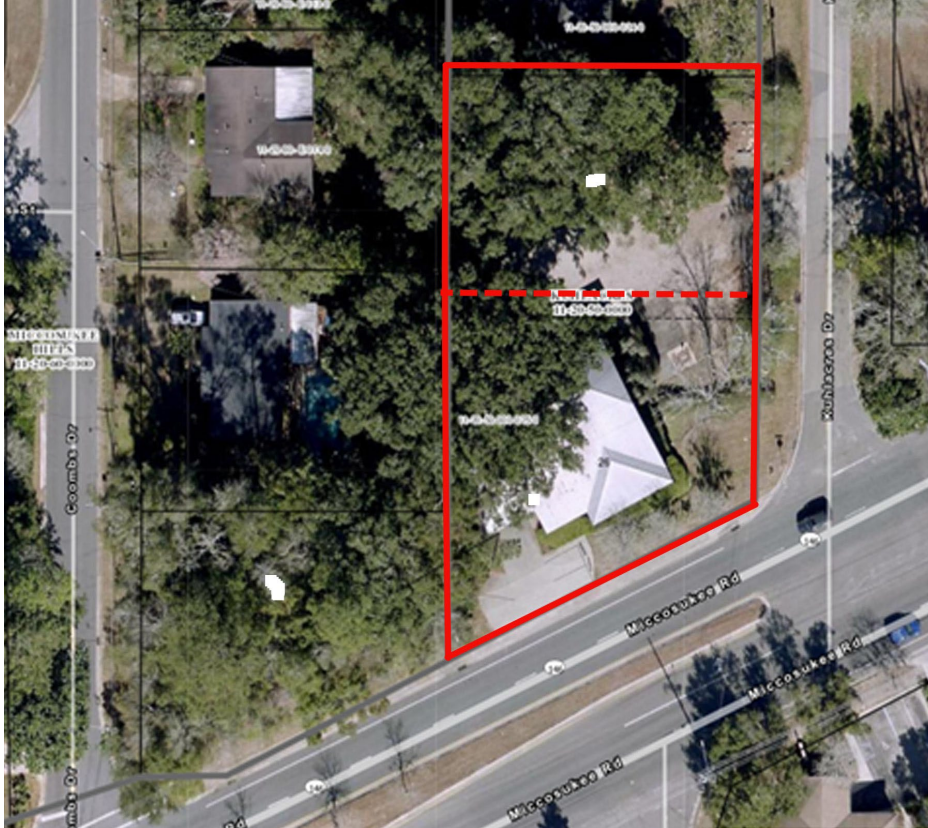
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# MULTI-ZONING: OR-2



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Section 10-6.643. OR-2 Office Residential district.

1. District Intent	PERMITTED USES									
<p>The OR-2 district is intended to be located within areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-2 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. A variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the OR-2 district. The maximum gross density allowed for new residential development in the OR-2 district is 16 dwelling units per acre, while the minimum gross density allowed is 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.</p> <p>In order to implement the business park development pattern, a minimum of 10 acres is required with at least 3 types of uses which shall include office and commercial.</p>	2. Principal Uses								3. Accessory Uses	
	<p>(1) Banks and other financial institutions. (2) Broadcasting studios. (3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary and middle schools and vocational schools. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (4) Day care centers. (5) Golf courses. (6) Hotels and motels, including bed and breakfast inns. (7) Medical and dental offices and services, laboratories, and clinics. (8) Multiple-family dwellings. (9) Non-medical offices and services, including business and government offices and services. (10) Nursing homes and other residential care facilities. (11) Off-street parking facilities.</p>	<p>(12) Passive and active recreational facilities. (13) Personal services. (14) Retail drug store with drive thru (only allowed in a business park development) (15) Retail food and grocery (only allowed in a business park development) (16) Single-family attached dwellings. (17) Single-family detached dwellings. (18) Social, fraternal, and recreational clubs and lodges, including assembly halls. (19) Stand alone restaurants without drive thru (only allowed in a business park development) (20) Studios for photography, music, art, dance, drama, and voice. (21) Two-family dwellings. (22) Veterinary services, including veterinary hospitals. (23) Zero-lot line single-family detached dwellings. (24) Any use permitted in the C-1 district (and is not listed in uses 1-20 above), provided that the use is on the first floor of a multi-story building containing office and/or residential uses on any of the floors above the first floor.</p>	<p>(1) A 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 floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Administrator or designee.</p>							
DEVELOPMENT STANDARDS										
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions		
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)	
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories	
Two-Family Dwellings	8,500 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	3 stories	
Single-Family Attached Dwellings	1,600 s.f. min.; avg. of 2,000 square feet	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories	
Development Standards Continued on Page 2 of 2										

DEVELOPMENT STANDARDS									
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	not applicable	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of gross building floor area per acre	3 stories
Commercial Uses (Only Allowed in Business Park Development)	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of gross building floor area per acre; Individual buildings may not exceed 15,000 gross square feet	3 stories
7. Additional Criteria and Restrictions for Business Park Development: Commercial uses shall not exceed 25% of the total square feet of the development.									

**GENERAL NOTES:**  
1. 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.  
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.  
3. Refer to the Community Management Ordinance for information pertaining to the availability of property for certain public facilities (parks, schools, etc.).

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# MULTI-ZONING: RP-2



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SECTION 10-241 RESIDENTIAL PRESERVATION  
ALLOWABLE USES: APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

P PERMITTED USE  
S SPECIAL EXCEPTION  
R RESTRICTED USE

SIC CODE	RESIDENTIAL PRESERVATION - 2 NAME OF USE	LAND USE TYPE				
		LR	PR	AR	CS	LI
	<b>RESIDENTIAL</b>					
	Dwelling, One-Family	P				
	Dwelling, Two-Family (Rooming Houses are prohibited)	P				
	Dwelling, 2-Unit Townhouses	P				
	<b>SERVICES</b>					
821	Elementary and secondary schools				S	
866	Religious Organizations				S	
	<b>RECREATION</b>					
	Hiking and Nature Trails		P			
	Picknicking		P			
	Canoe Trails		P			
	Bicycle Trails		P			
	Horseback Riding Trails		P			
	Tot Lots			P		
	Court Sports			R		
	Field Sports			R		
	<b>PUBLIC ADMINISTRATION</b>					
	Police Protection				S	
	Fire Protection				S	
	Public Order and Safety				S	

**LEGEND**  
LR = LOW DENSITY RESIDENTIAL  
PR = PASSIVE RECREATION  
AR = ACTIVE RECREATION  
CS = COMMUNITY SERVICES  
LI = LIGHT INFRASTRUCTURE

[RP-2 Zoning details](#)

DEVELOPMENT TYPE				
RESIDENTIAL PRESERVATION-2	SINGLE FAMILY & 2 UNIT-TOWNHOUSE RESIDENTIAL UNITS NON-CLUSTERED	SINGLE FAMILY RESIDENTIAL UNITS CLUSTERED	DUPLEX RESIDENTIAL UNIT NON-CLUSTERED	COMM. SERVICES; ACTIVE REC.; PUBLIC, PRIMARY & SECONDARY SCHOOLS
<b>MINIMUM SETBACKS (FT)</b>				
Front Yard		Perimeter Setback		
Building	15	25	20	25
Parking	—	—	—	20
Corner Yard		Perimeter Setback		
Building	15	25	20	25
Parking	—	—	—	20
Interior Side Yard		Perimeter Setback		
Building*	7.5	15	7.5	20
Parking	—	—	—	20
Rear Yard		Perimeter Setback		
Building	25	25	25	25
Parking	—	—	—	10
<b>MAXIMUM % OF IMPERVIOUS SURFACE AREA</b>	40	40 (of net area)	40	40
<b>MAX. HEIGHT FEET</b>	35	35	35	35
<b>MIN. LOT AREA (ACRES)</b>	7,260 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 6,000 SQ. FT.	THE NET DENSITY OF THE PROJECT SITE (CLUSTERED) DEVELOPMENT AND REQUIRED OPEN SPACE) MAY BE NO GREATER THAN 3.6 UNITS PER ACRE	14,520 SQ. FT AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 7,500 SQ. FT.	1/2 ACRE
<b>MINIMUM LOT FRONTAGE (FEET)</b>	15	15	15	—

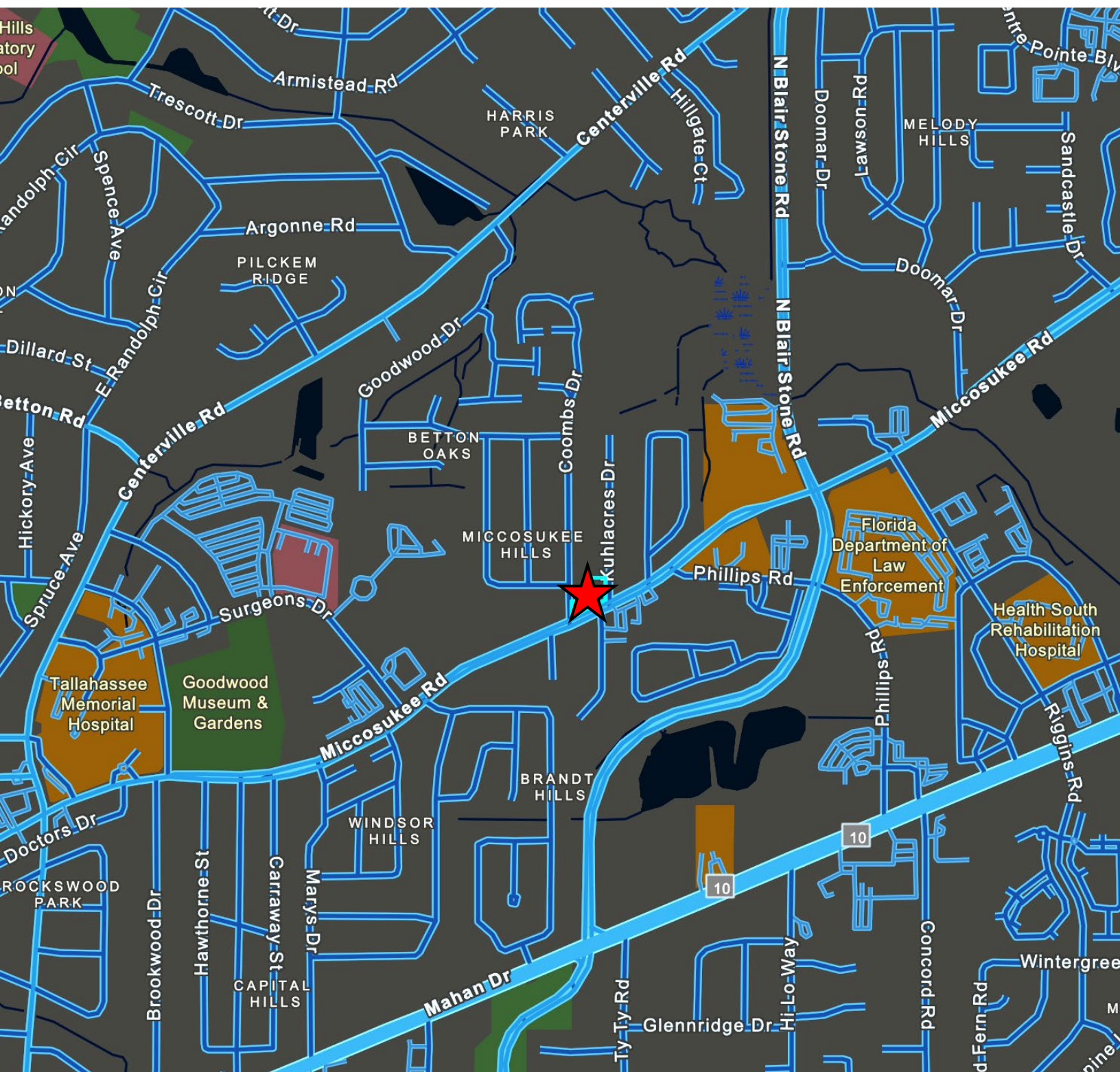
\* Zero-lot line construction permitted along common wall of townhouse dwelling units.



# LOCATION MAP



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