

PICO Building - National Historic Pl...

209 N Oak Ave, Sanford, FL 32771



Price: \$1,645,999

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771



Price:	\$1,645,999
Property Type:	Office
Building Class:	B
Sale Type:	Owner User
Lot Size:	0.09 AC
Rentable Building Area:	5,248 SF
Rentable Building Area:	5,248 SF
No. Stories:	2
Year Built:	1887
Tenancy:	Single
Zoning Description:	SC3
APN / Parcel ID:	19-30-25-5AG-0104-0110
Walk Score ®:	75 (Very Walkable)
Transit Score ®:	27 (Some Transit)

Galina Yurchenko

galina@advantabeachtown.com

(407) 870-3936



**Advanta Realty Beach
Town**

3830 S. Nova Rd, Suite C2,
Port Orange, FL 32127

We are presenting the most treasured historic property in beautiful Historic Downtown Sanford by Lake Monroe. The building is a contributing property in the Sanford Commercial District, and was added to the National Register of Historic Places on June 15, 1976. It is known as PICO Building that stands for Plant Investment Co., Henry Plant's hotel and rail empire who did for Florida's west coast what Henry Flagler's millions did for east coast. 2-story red brick PICO Building was built during 1886-1887 as the terminal hotel for railroads and river steamboats that served Sanford. PICO Hotel was designed by Sanford's architect William T. Cotter in the Romanesque Revival & Moorish Revival styles of architecture and built by the H. M. Papworth Construction Company. The Turkish style resembles Plant's Tampa Bay Hotel. The first floor of the PICO Hotel had a restaurant, a store, a reception area and a guest's lounge. Guest's rooms were located on the second floor. On the right side of the building there is an entry to second floor with beautiful original door. High ceilings, original wooden floors, and 9 fireplaces exist throughout the interior. In 1906 PICO was remodeled and sold to Takach Family, which had operated the restaurant for Mr. Plant. Their restaurant continued in the building for about 50 years. Many famous figures visited PICO Hotel, including President Calvin Coolidge when he came to Seminole County in 1929. Originally PICO building was adorned with onion shape dome on the right corner. Sometime in the 1950's it sustained significant storm damage. City of Sanford considered the dome unsafe to public and ordered to dismount it. Current owner was in contact with architect who assured that restoration is possible and proposed the plans for it. Currently property finished for office use. There're 4 working bathrooms on 1st floor and all plumbing in place for bathrooms on 2nd floor. The property has office & reception area. PICO Bldg has hospitality, residential, retail and museum possibility. Plenty of parking is on-site. Property qualifies for substantial restoration incentives from multiple entities. Located in the middle of Historic District near City

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



Office Building - Historic PICO Building in beautiful Downtown Sanford



The front entrance with the original door

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



The closeup of front entrance and the plaque The PICO Building



The view of the original doors

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



The left corner of the PICO Building



The left corner of the building and metal stairs to the 2nd floor

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



The street view of the right corner of the PICO Building



The original window arches had been preserved

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



The balcony on the right corner with the original wrought iron railing



The side view of the left corner of PICO Building

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



The closeup of the side view the left corner of PICO Building



1st floor Reception area with view of original front door

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



1st floor Reception area with view of entrance to the offices



1st floor right wing of the building - Manager's office

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



1st floor right wing of the building - Manager's office - with view of the entrance door



1st floor right wing of the building - Conference Room

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



1st floor one of the office spaces in right wing



1st floor another office space in right wing

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



1st floor - Bathroom 1 of 4



1st floor - Bathroom 2 of 4

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



1st floor left wing - Unfinished office space with original exposed red brick

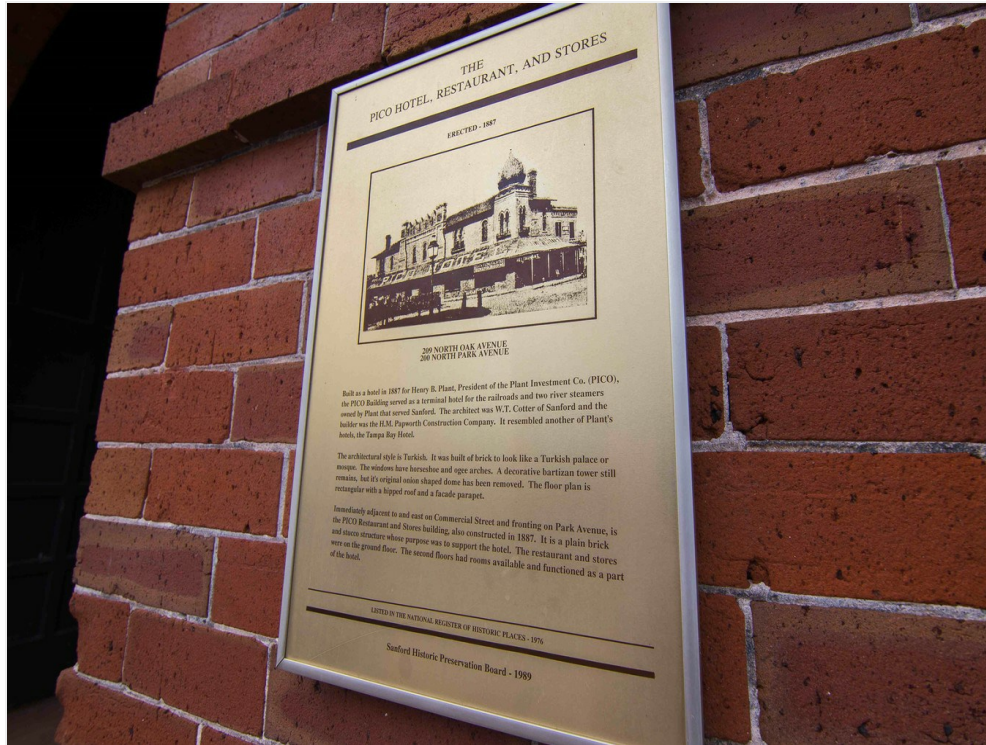


Door to 2nd floor on the right corner of PICO & plaque of National Historic Place Registry

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



The plaque about the National Registry in Historic Places



The stairs to the 2nd floor

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



2nd floor entry way with the original beautiful railing



2nd floor unfinished space with the view of the beautiful window arches and one of the 9 fireplaces

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



Another view of preserved window arches and one more fireplace



Another view of that space from the opposite side.

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



The spaces are divided and ready for the walls to go up



Modern style insulation and air conditioning. One more fire place.

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Property Photos



The opposite side of that wall with the insulation



The side view of that space which is on the far right by the exit door outside through the metal sta

PICO Building - National Historic Place

209 N Oak Ave, Sanford, FL 32771

Location

