



Real Estate For Sale



**600 North Monroe Street
Tallahassee, Florida 32301**

For an appointment or questions about the property please contact:

[Mark Beaudoin, Real Estate Administrator](#)

(850) 891-8382

Property Management Division

City Hall

300 South Adams Street

Tallahassee, Florida 32301

(850) 891-8711

City of Tallahassee Property For Sale



Monroe Street Looking North



Monroe Street Looking South



8th Ave Looking East



8th Ave Looking North



Monroe Street Looking West



Adams Street Looking East

City of Tallahassee Property For Sale

GENERAL INFORMATION

The City of Tallahassee is offering for sale an improved property located at 600 N. Monroe Street, Tallahassee, Florida.

DISCLAIMER

Any information provided by the City is deemed correct and is provided only as a convenience to the bidders. However, the City does not guarantee or warrant any information provided in relation to the property. It will be the responsibility of the bidders and subsequent purchaser to research and verify any information regarding the property prior to entering into a sales contract. The City will not accept offers with any contingencies beyond those outlined herein or in the contract, which is included in the bid document.

REAL ESTATE BROKERS

Brokers are welcome, however, bids will be awarded to the contract providing the highest net proceeds.

TITLE

The City of Tallahassee owns the property in fee simple and will convey the property by statutory Special Warranty Deed. The City does not warrant title beyond the scope of the City's ownership.

All purchasers are advised to obtain title insurance and a survey for any property. The purchaser may use the title company of their choice.

CONTRACT APPROVAL

Any offer is contingent upon approval by the Real Estate Committee, the City Manager of the City of Tallahassee and the City Commission of the City of Tallahassee. The time from contract to closing shall be within 60 days of awarding the contract by the City Commission.

PRICE

The subject property is offered for \$1,560,000.00 by the City.

PRICING

The City will consider all offers. Contracts shall be awarded to the offer that produces the highest net proceeds to the City, however, the City may reject any or all offers at its discretion.

CONTACT INFORMATION

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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, HOWEVER, THE CITY OF TALLAHASSEE (SELLER) MAKES NO WARRANTIES, IMPLIED OR OTHERWISE AS TO THE POTENTIAL USES OR CONDITION OF THE PROPERTY. THERE HAS BEEN NO SEARCH OR OPINION OF TITLE PERFORMED ON BEHALF OF THE SELLER SUBSEQUENT TO PURCHASING THE PROPERTY.

City of Tallahassee Property For Sale

Tax Parcel ID	21-36-40-169-385-0
Parcel Size	1.25 acres per plat, subject to verification by the bidder.
Location	600 North Monroe St. lying north of Georgia St.
Price	\$1,560,000
Dimensions	320' X 170', per plat, subject to verification
Topography	Sloped
Improvements	Approx. 1,500 sq ft 2-story building with 10 lane drive thru. 5 lanes running east, 5 lanes running west.
Access	For access contact Mark Beaudoin, (850) 891-8382
Road Frontage	170 ft frontage on N. Monroe St. and 170 ft frontage on N Adams St. 320 ft frontage on Georgia St.
Zoning	CU, Central Urban
Future Land Use	CU, Central Urban
Utilities	City utilities
Flood Zone Information	Flood Zone X
Easements	Access Easement in favor of the City of Tallahassee located in the SE corner of the property, 10' X 10' X 14'
Current Use	Drive-thru utility payment center

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