

COMMERCIAL BUILDING FOR SALE



**COLDWELL BANKER
COMMERCIAL**
HARTUNG



3351 N. MONROE ST
TALLAHASSEE, FL 32303

Showing Instructions

**Showing Instructions:
Appointment Required**

SALE PRICE	\$225,000
BUILDING SIZE	1,148 SF
ACRES	0.23 ACRES
ZONING	LP- Lake Protection

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OVERVIEW



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3351 N. Monroe Street presents a rare opportunity to purchase a free-standing building with great Monroe Street frontage. The property offers flexible layout potential, ample visibility along North Monroe Street, and convenient access to Interstate 10. Space consists of one large open room, an office, bathroom and small kitchen. Currently utilized as a religious facility.

Building Information

Building Class	B
SF	1,148 SF
Built	1987
Type	Masonry
Single Story	Free Standing

Location Information

Street Address	3351 N Monroe St
City, State, Zip	Tallahassee, FL 32303
County	Leon
Cross Streets	Ray Dr
Market Area	NW Tallahassee
Traffic Count	30,243 cars daily
I-10 @ N MONROE	1 Mile

Property Information

Property Size/Survey	0.23 Acres
Property Type	Brick Building
Current Use	Religious Facility
Subtype	Free Standing
Signage	Street Signage
Parcel ID#	#211505 A0030
Property Taxes	\$2,769.59 (2025)
Zoning	LP-Lake Protection Section 10-6.806

[*Property Contains Billboard Easement \(click\)](#)

Parking

6 spaces

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IMAGES



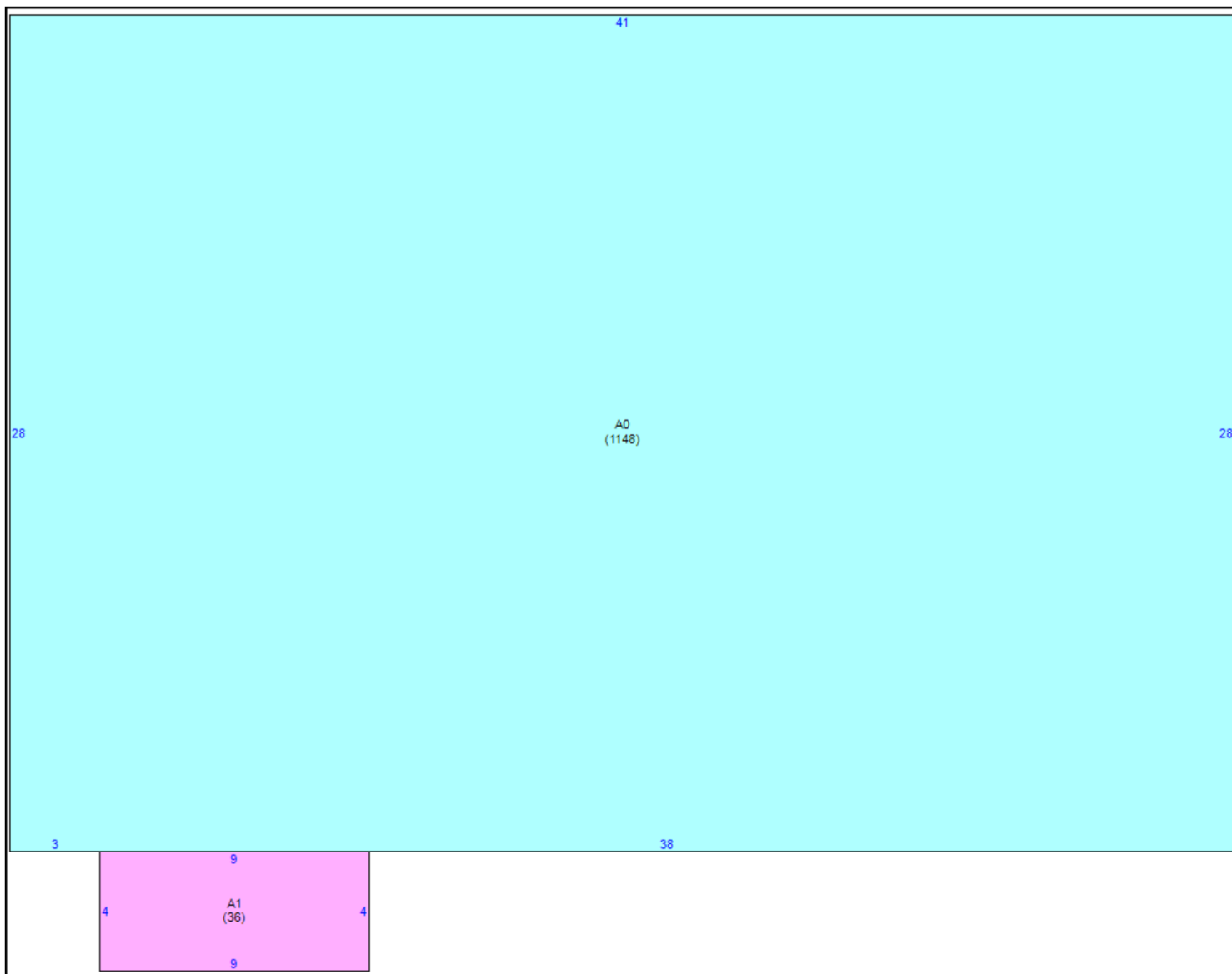
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BUILDING SKETCH



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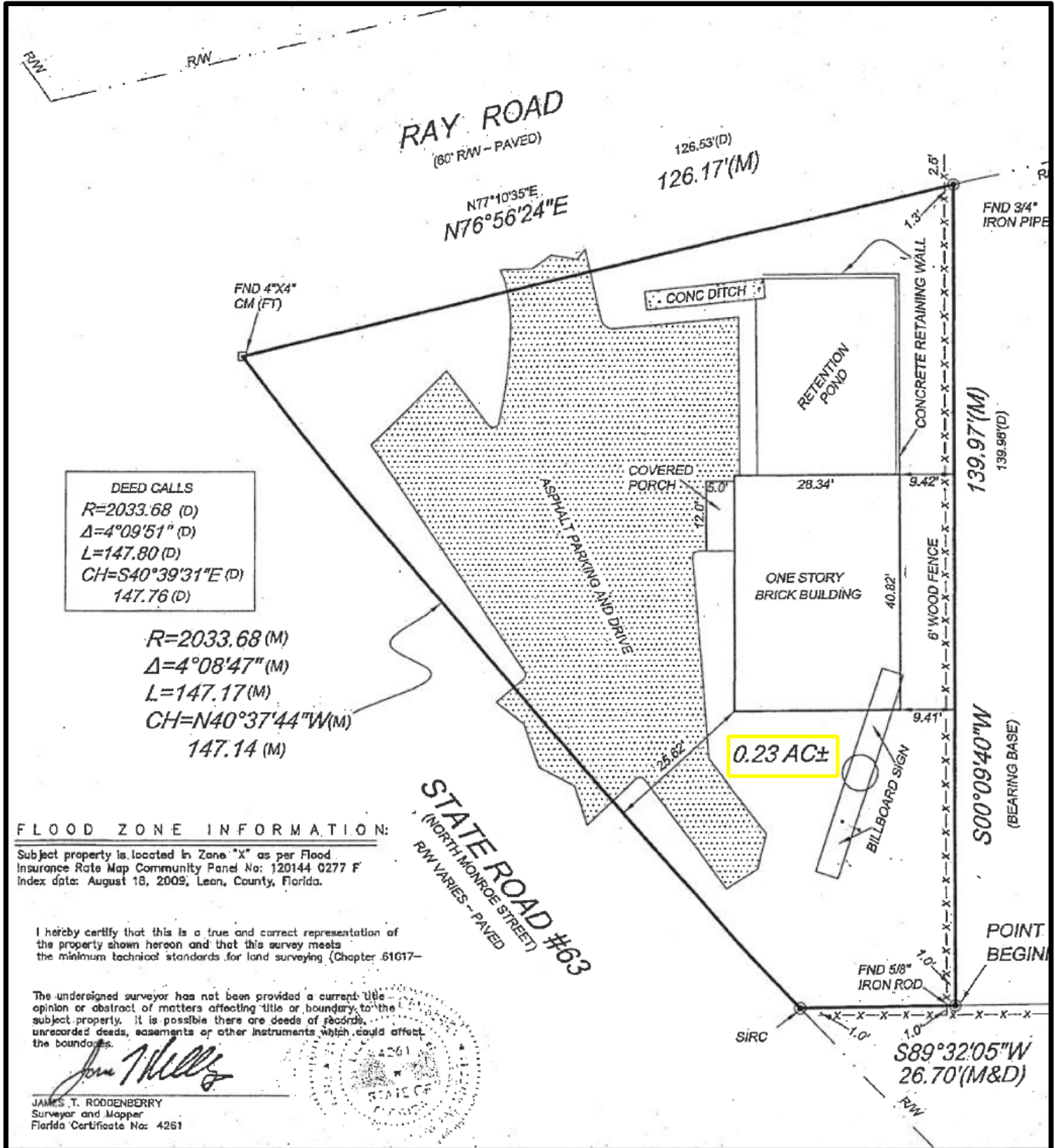
Characteristics	
Tax year	2025
Improvement Name	VICTORY CHAPEL CHURCH
Identical Buildings	1
Exterior Wall	Common Brick/Wood
Frame	Wood Beam & Col.
Roof Frame	Gable & Hip

Area #	Description	SqFt
A0	Church	1,148
A1	Open Porch Finish	36

SURVEY



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LAKE PROTECTION



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PERMITTED, PROHIBITED AND RESTRICTED USES		
3. Principal Uses	4. Prohibited Uses	5. Restricted Uses
(1) Single-family detached dwellings. (2) Community services in accordance with section 10-6.806 . (3) Passive recreational facilities and boat ramps. (4) Light infrastructure.	(1) Commercial, retail, office, and industrial activities. (2) Active recreation, except for boat ramps. (3) Golf courses. (4) Manufactured and/or mobile home parks. (5) High schools and post-secondary schools are prohibited. (6) Heavy infrastructure. (7) Campgrounds and recreational vehicle parks. (8) Other uses which, in the opinion of the County Administrator or designee, are of a similar nature to those prohibited uses in this district.	(1) Single-family attached dwellings shall be allowed in a clustered subdivision. (2) Mobile homes and standard design manufactured homes may be replaced or may be located within subdivisions platted explicitly for manufactured housing.

DEVELOPMENT STANDARDS

6. Minimum Lot or Site Size				7. Minimum Building Setbacks				8. Maximum Building Restrictions	
Use Category	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)
Conventional Residential									
Single-Family Detached Dwellings	2 acres	80 feet	100 feet	35 feet	15 feet on each side; or any combination of setbacks that equals at least 30 feet, provided that no such setback shall be less than 10 feet	25 feet	25 feet	Not applicable	3 stories
Clustered Subdivision									
Single-Family Detached Dwellings	5,000 square feet	40 feet	100 feet	15 feet; 10 feet w/ alley-loaded garage	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	15 feet; 10 feet w/ alley-loaded garage	Not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	15 feet; 10 feet w/ alley-loaded garage	Not applicable	15 feet	15 feet; 10 feet w/ alley-loaded garage	maximum length: 8 units	3 stories
Existing Non-residential, Non-conforming Uses									
Lawfully Established Non-Residential Use; refer to additional standards noted in subsection 10	N/A	60 feet	100 feet	25 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	10,000 square feet of gross building floor area per acre	3 stories

9. Clustered Subdivision.

1. Density and Layout.

The maximum gross density allowed for new residential development in the LP district is one (1) dwelling unit per two (2) gross acres. As an alternative to large-lot developments, a Clustered Subdivision shall be permitted within the Lake Protection zoning district. Clustered Subdivisions shall:

- contain a minimum of 60% open space as a reserve area, comprised of such things as Special Development Zones, preservation and conservation features, undeveloped uplands, passive recreation areas, and stormwater facilities designed as a community amenity;
- Be developed at a maximum density of two (2) dwelling units per gross acre;
- Be served by central water and sewer systems

2. Reserve area.

The acreage of the reserve area shall comprise no less than 60 percent of the total parcel; shall be permanently preserved through the creation of a perpetual easement; shall be continuous and contiguous with other portions of the site; shall be contiguous with or proximal to existing or planned public or private greenspace to the greatest extent practicable, and shall be of sufficient size and buffered to ensure the protection of all critical on-site resources that are to be preserved and to accommodate authorized uses.

- All preservation areas, Special Development Zones, conservation areas, archaeological sites and view-shed areas within designated protection zones for canopy roads shall be incorporated into the reserve area even if total acreage exceeds the minimum requirement of 60 percent of the total parcel; other open space areas shall be incorporated into the reserve area to the greatest extent practicable.

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9. Clustered Subdivision (continued)

- (b) The reserve area shall adjoin any existing or planned adjacent areas of open space, or natural areas that would be potential sites for inclusion as part of a future area of protected open space as depicted in the Greenways Master Plan. In those instances where a Clustered Subdivision will be located adjacent to another existing or planned Clustered Subdivision, each Clustered Subdivision shall be designed so that reserve areas of each are adjacent.
- (c) Reserve area land shall be reserved permanently by easement for natural open space, passive recreation uses (e.g., greenbelts, trails, picnic areas or open fields), stormwater facilities, or other environmental conservation purposes.
- (d) Stormwater management facilities which are otherwise permissible are allowed in the reserve area provided that the facilities are located outside of preservation areas, canopy road protection zones, naturally forested areas, Special Development Zones, and meet either of the applicable following two standards:
 - 1. Wet retention ponds shall have side slopes of 6:1 or flatter with appropriate wetland tree and aquatic plants species that visually integrates the stormwater facility into the overall reserve area.
 - 2. All other retention ponds shall have side slopes of flatter than 4:1 or with appropriate tree and plant species that visually integrates the stormwater facility into the overall reserve area. All such facilities shall be designed as community amenities, with trails, observation decks, or platforms where appropriate.
- (e) All applicants for a Clustered Subdivision shall submit a management plan describing how the reserve area land will be maintained in perpetuity, including provision of a dedicated source of funds approved by the local government, to finance the timely and consistent execution of the plan.

3. Development area.

The development area shall be the area not set aside as reserve area and shall comprise no more than 40% of the total parcel. The development area shall be located on the least environmentally sensitive or otherwise significant portions of the total Clustered Subdivision parcel; be contiguous to the greatest extent practicable; and allow maximum open space to be easily maintained in the reserve area. Design of the development area shall follow the procedural steps set forth below.

- (a) Delineate areas of the site to be reserved due to their significant features and value to the area's continued natural character in accordance with subsection 2 above;
- (b) Determine the number of allowable lots desired;
- (c) Locate potential development sites on the area of the tract not delineated as reserve area, with due consideration for topography, soil suitability for construction, and efficient service by public or central water and sewerage systems;
- (d) Align streets to serve residential sites, with due consideration for topography and connections to existing, planned or potential streets in adjacent areas, and align pedestrian trails if planned; and
- (e) Delineate boundaries of individual residential lots where lot sizes and shapes, block sizes and shapes, and street networks and alignments shall be designed in accordance with accepted planning practices to produce a rational and economical system without undue clearing or grading. The lot arrangement, design and orientation shall be such that all lots will provide satisfactory building sites that are properly related to topography and the character of surrounding development, encourage a range of housing types and sizes, and provide safe and convenient vehicular access to public streets.
- (f) Specific development and locational standards shall be subject to the minimum standards of the underlying land use category and base zoning district and shall be established at the time of development plan submittal.

10. Existing Nonconforming Non-residential Uses.

Existing non-residential uses within the Lake Protection land use category that meet all water quality and stormwater standards for their respective use, as specified within the land development regulations, will be considered permitted uses.

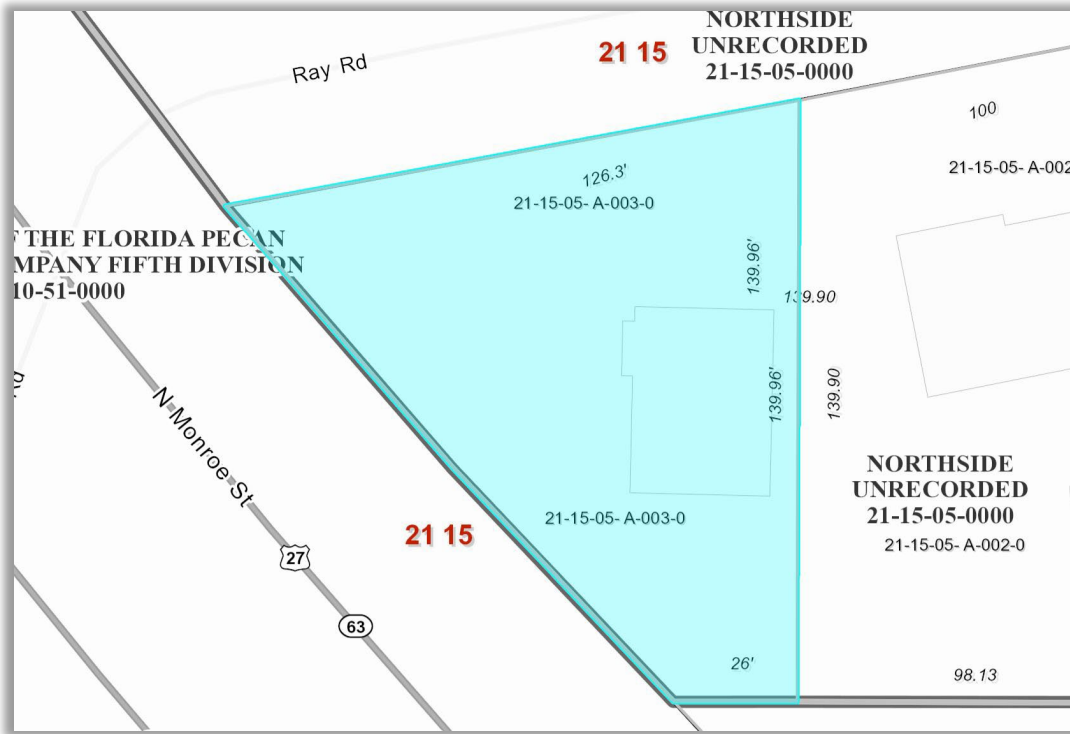
11. Sidewalks.

Sidewalks shall be provided in the LP district consistent with the provisions of Sec. 10-7.529. For Clustered Subdivisions, all required sidewalks shall connect to existing and proposed sidewalks to the maximum extent possible. Multi-use trails designed for non-motorized vehicles and pedestrians are also encouraged in the LP district to promote connectivity and to reduce automobile dependency.

12. Stormwater Management.

Refer to Sec. 10-4.301 for water quality treatment and volume control standards associated with development. Whenever possible, Low Impact Development (LID) techniques, as outlined in Section 10-4.308, such as rain gardens and bio-retention swales are encouraged to allow stormwater infiltration to occur as close to the source as possible. A decentralized stormwater management design which disperses stormwater facilities across the site rather than to a centralized treatment facility is encouraged.

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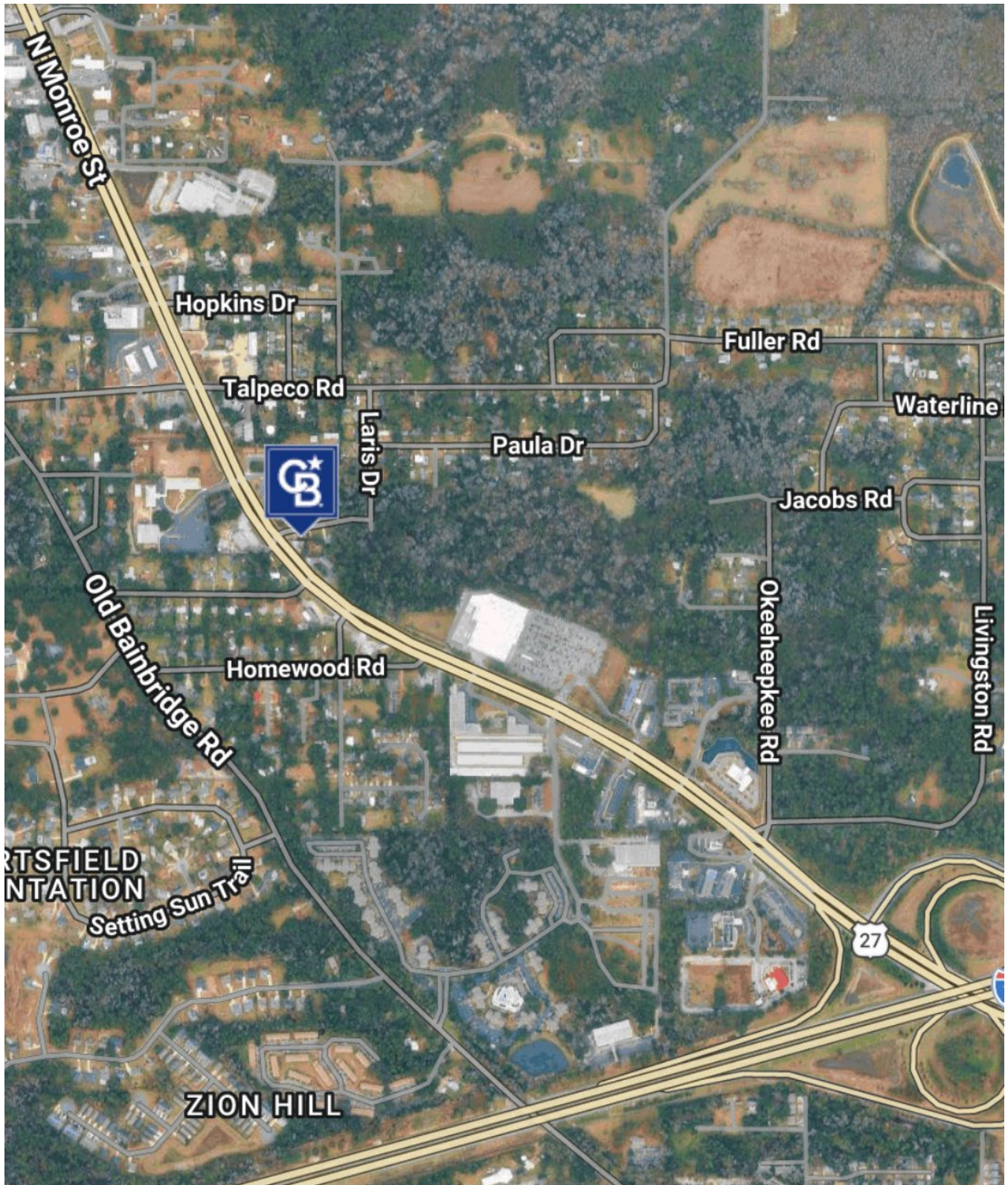
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LOCATION MAP



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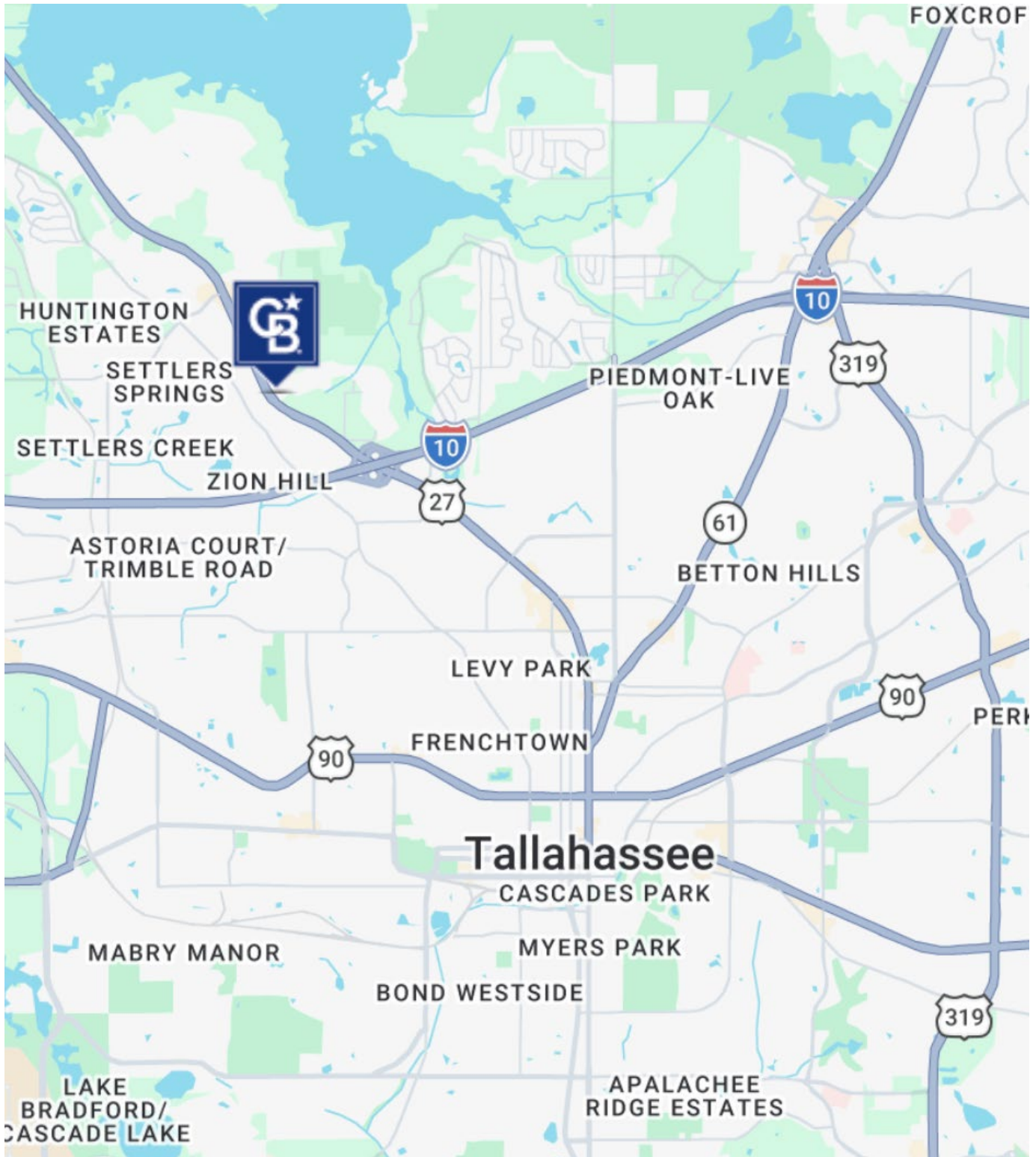
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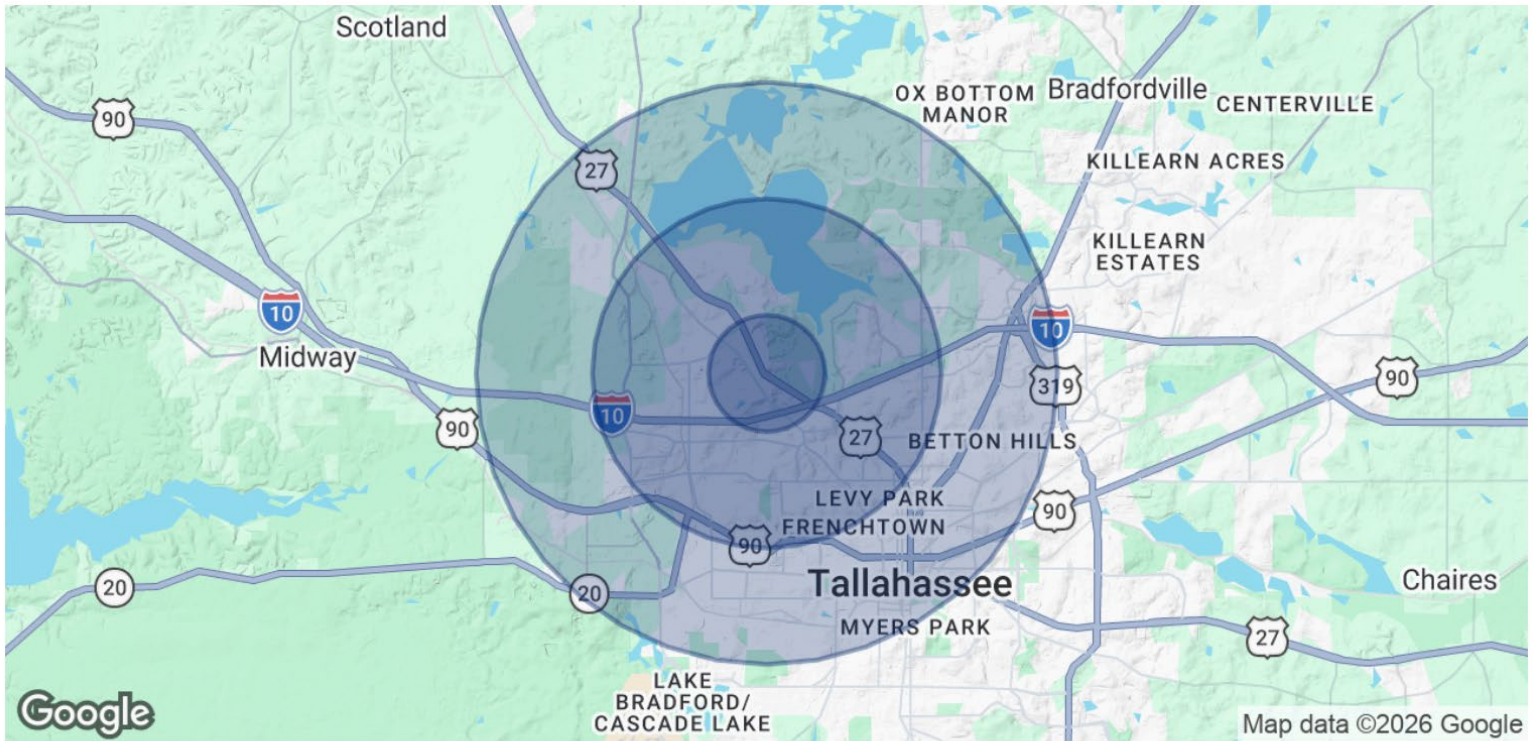
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DEMOGRAPHICS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,756	60,815	135,058
Average Age	38.4	31.6	31.1
Average Age (Male)	35.5	30.6	30.9
Average Age (Female)	40.2	33	31.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,200	27,023	55,841
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$83,759	\$71,250	\$79,612
Average House Value	\$190,142	\$236,547	\$262,084

2023 American Community Survey (ACS)

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