



Commercial Building | Offering Memorandum | Holly Hill, FL

**OFFICE/RETAIL BUILDING | \$599,000**





# Investment Summary

Offering Memorandum  
**Commercial Building**



# Investment Summary

Presenting a unique commercial real estate opportunity in the heart of Volusia County, Florida. This expansive property boasts two separate buildings on a prominent corner lot, offering high visibility and accessibility. The main building, encompassing over 2,300 square feet, is currently utilized as a thriving catering business (business not for sale). It features a welcoming reception area, a spacious waiting room, an equipped kitchen, and a large private office. Additionally, it is outfitted with a substantial walk-in cooler and multiple wall coolers to meet all your culinary storage needs. The secondary building extends over 850 square feet and includes a modest kitchen and bathroom, presenting a versatile space for business expansion or leasing opportunities. This property is further enhanced by its significant pole signage, ample parking space with several access points, and the potential to incorporate drive-thru services, making it an attractive investment for those seeking a versatile commercial space in a bustling location.

## Location Highlights

Holly Hill, FL

High Visibility Signage

Path of Growth

Central Location

Proximity to schools, shopping  
Historic sites, beach & river

## Uses

Retail Sales and Service

Business Services

Veterinary Clinics

Administrative Offices

Medical and Dental Clinics

## Building Highlights

Corner Lot

Easy Ingress and Egress

Two Buildings

Drive-Thru Capability

Ample Parking



# Property Information

## Property:

Street: 258 Riverside Dr.  
City State Zip: Holly Hill, FL  
Parcel ID: 4244-01-26-0170  
Units: 1  
Buildings: 2  
Year Built: 1976  
Year Reno: 2023  
Taxes: \$7,180 (2023)  
Lot Size: 0.56 Acres  
Lot SF: 24,473 SF  
Building Size: 3,174 SF  
Landscaping: Mature  
Topography: Flat  
Price: \$599,900  
Financing: Traditional CRE/  
Cash



# PHOTOGRAPHS



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# PHOTOGRAPHS



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# PHOTOGRAPHS



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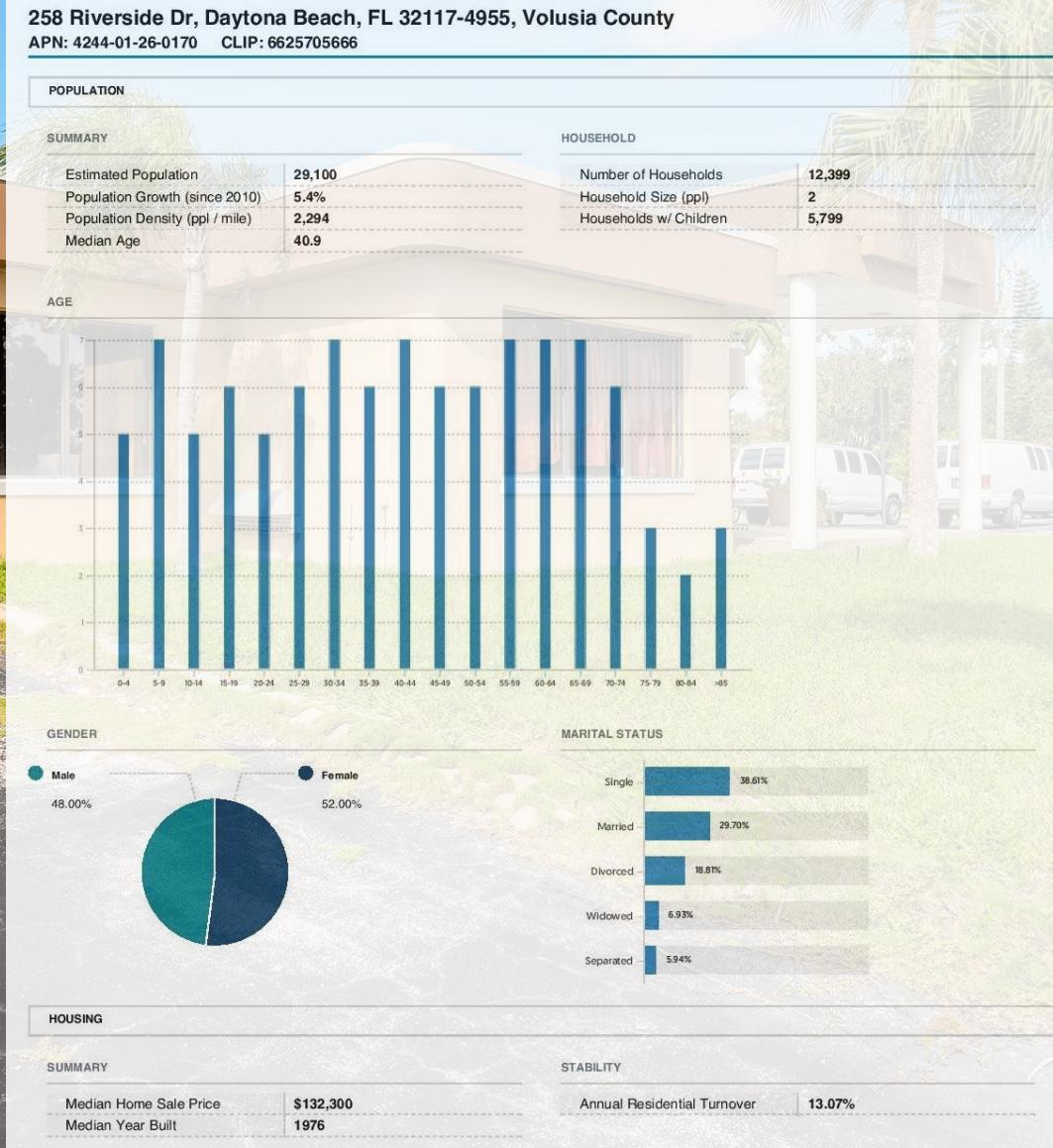
# Volusia County Market Overview



The commercial real estate market in Volusia County is diverse, offering a range of properties for sale and lease. Current listings include retail spaces, office buildings, industrial parks, and vacant land, catering to various business needs. The market is characterized by a mix of new developments and established properties, with options available in key locations such as Daytona Beach and Ormond Beach. For detailed insights and the latest listings, interested parties can refer to specialized commercial real estate platforms. Additionally, Volusia County's economy is robust, with a significant contribution to the local GDP from over 15,000 enterprises.

# Demographics

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Neighborhood Profile | Courtesy of BEAU WARREN, DAYTONA BEACH AREA ASSOC OF REALTORS INC

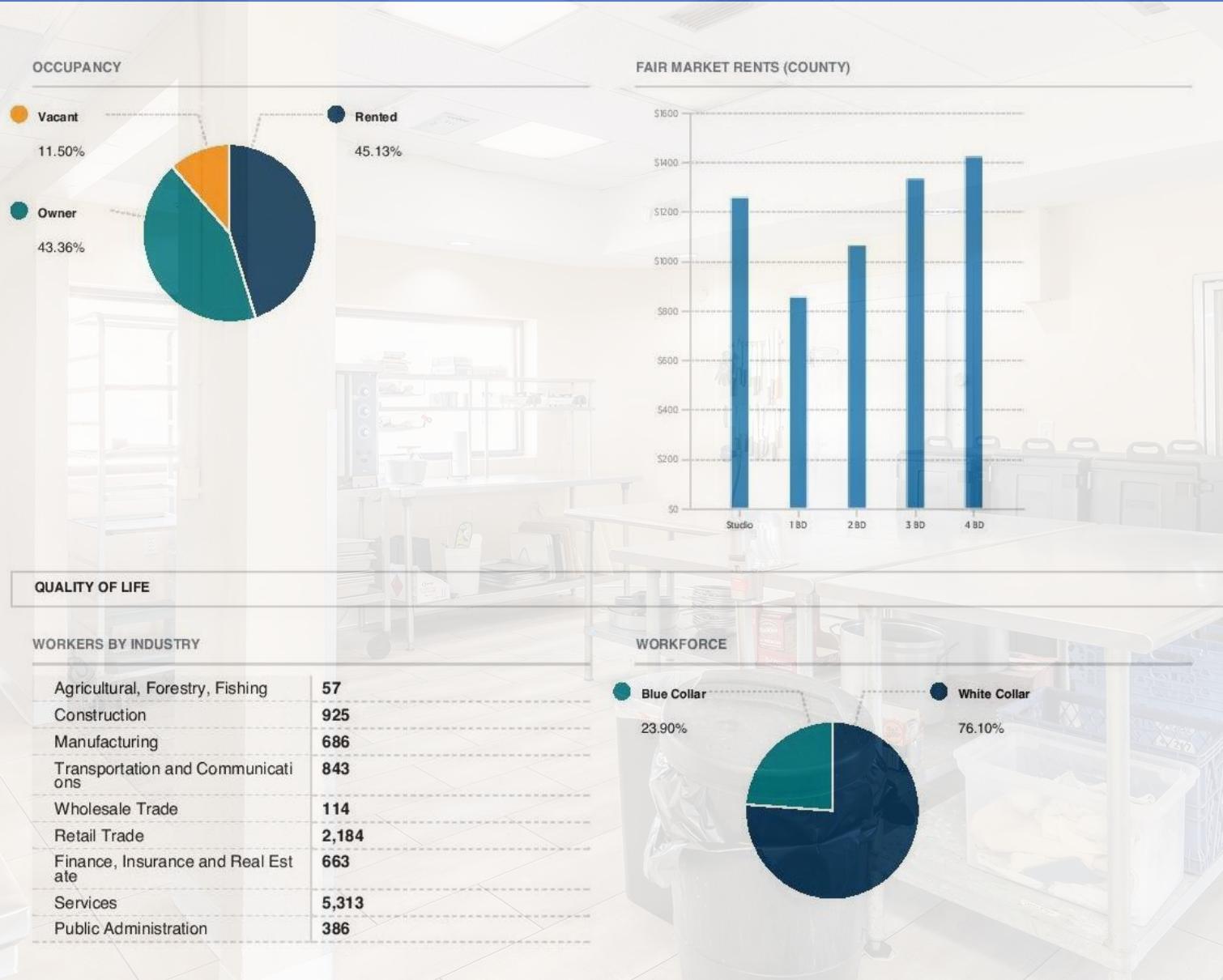
The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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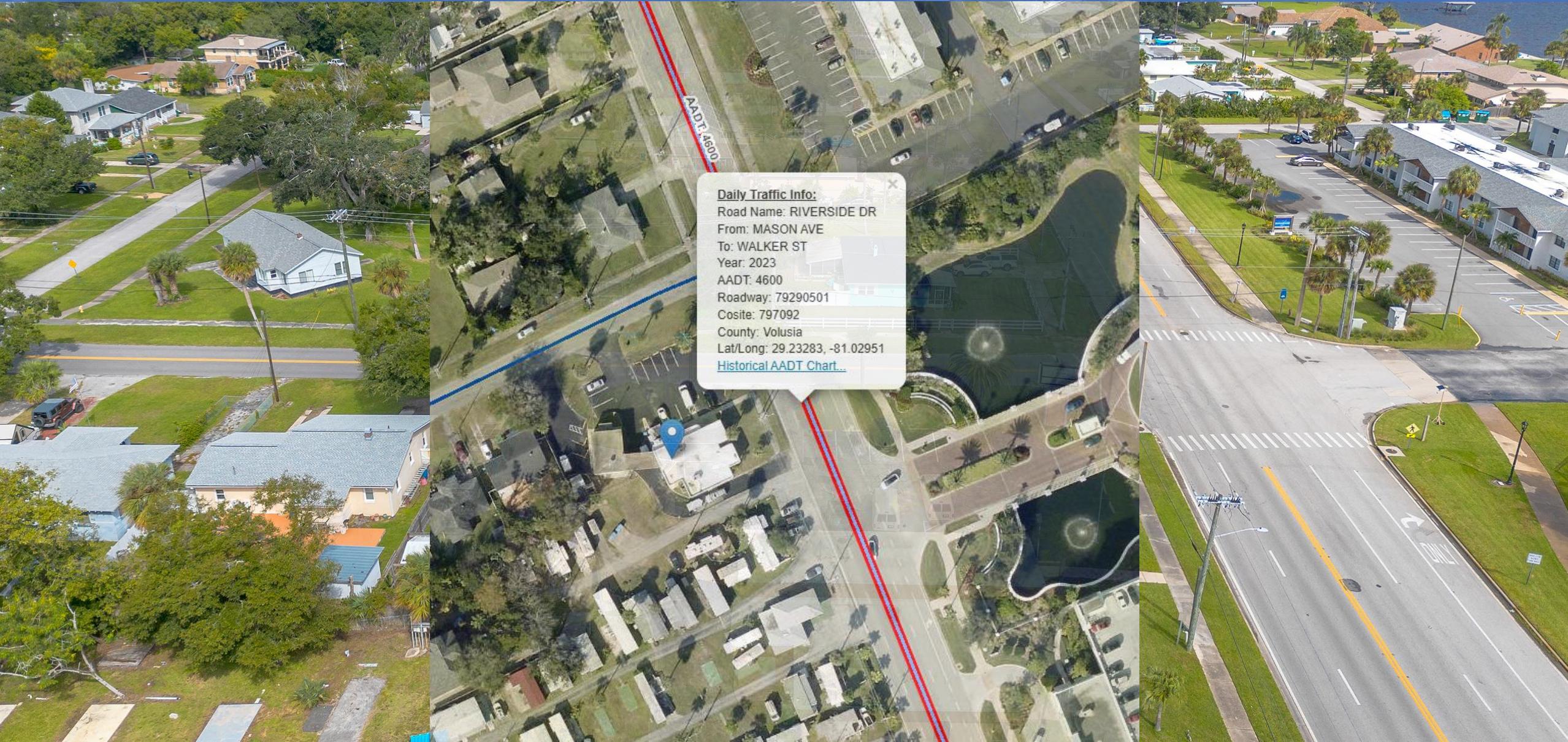
# Demographics

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# Traffic Count

Commercial Building| Offering Memorandum | Holly Hill, Fl



# Contact Information

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For more information, please  
contact:

Beau Warren  
Commercial Real Estate Advisor  
Realty Pros Commercial  
900 W Granada Blvd.  
Holly Hill, FL 32174

386.589.5754

Beau@RealtyProsCRE.com

RealtyProsCRE.com



# Confidentiality Statement

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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by Realty Pros Commercial or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.