



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



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PHOTOGRAPHS



PHOTOGRAPHS



PHOTOGRAPHS





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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258 Riverside Dr, Daytona Beach, FL 32117-4955, Volusia County

APN: 4244-01-26-0170 CLIP: 6625705666

POPULATION

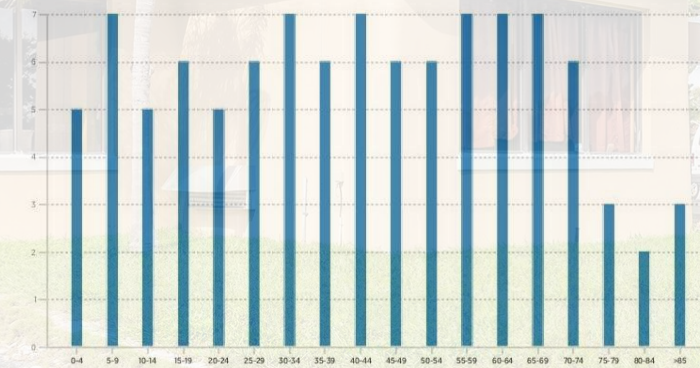
SUMMARY

Estimated Population	29,100
Population Growth (since 2010)	5.4%
Population Density (ppl / mile)	2,294
Median Age	40.9

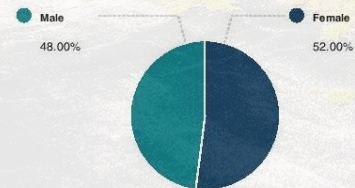
HOUSEHOLD

Number of Households	12,399
Household Size (ppl)	2
Households w/ Children	5,799

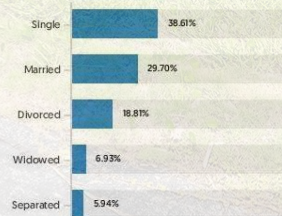
AGE



GENDER



MARITAL STATUS



HOUSING

SUMMARY

Median Home Sale Price	\$132,300
Median Year Built	1976

STABILITY

Annual Residential Turnover	13.07%
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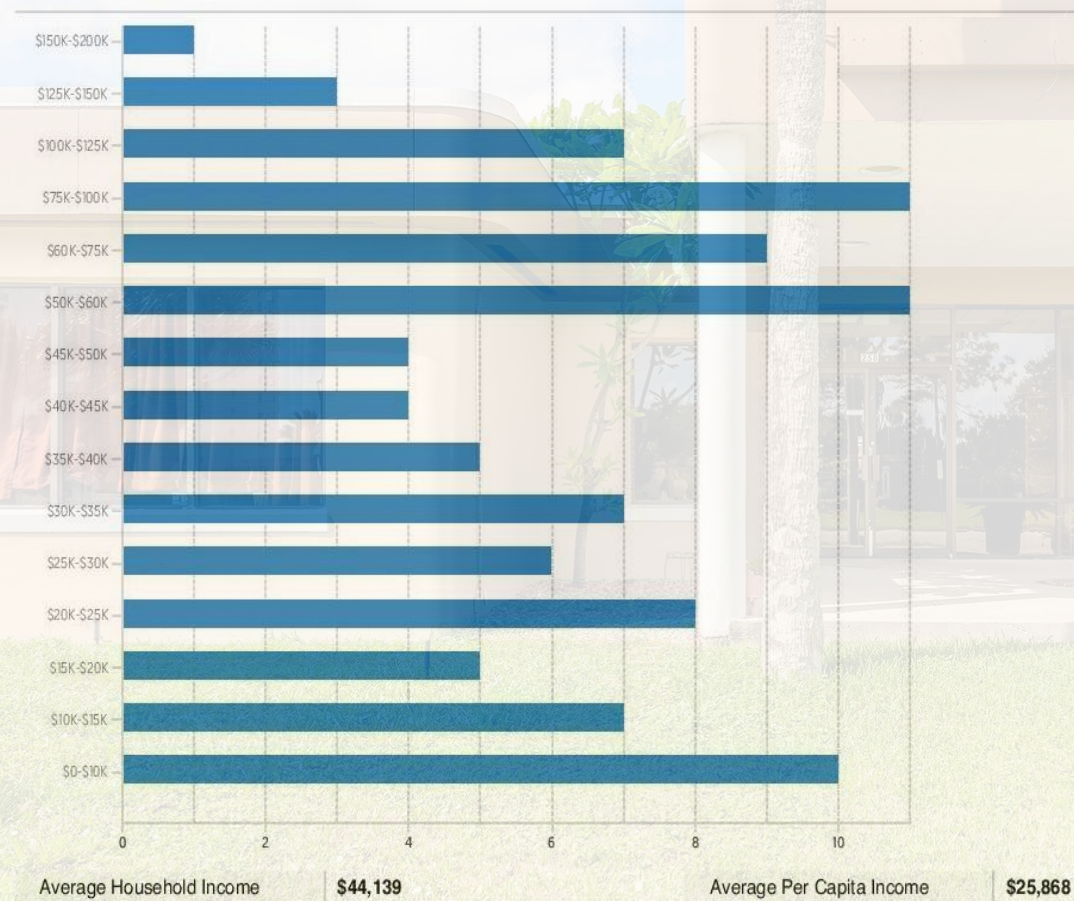


Demographics

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HOUSEHOLD INCOME



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.

Generated on: 09/23/24

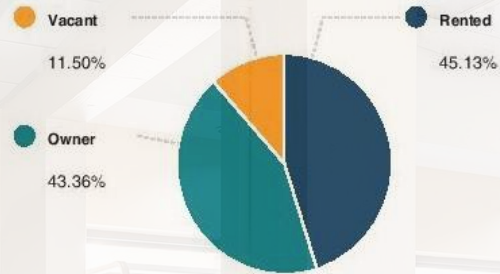
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Demographics

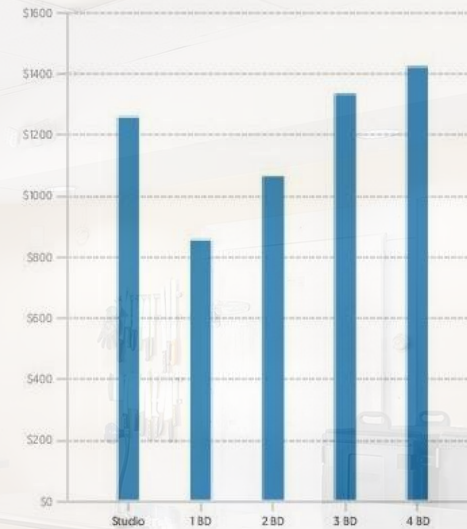
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

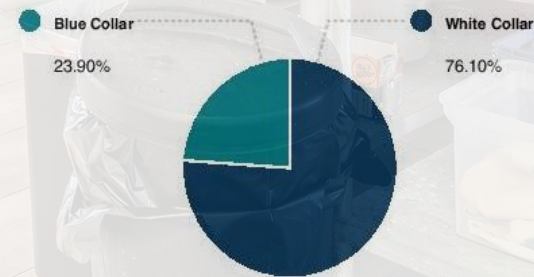


QUALITY OF LIFE

WORKERS BY INDUSTRY

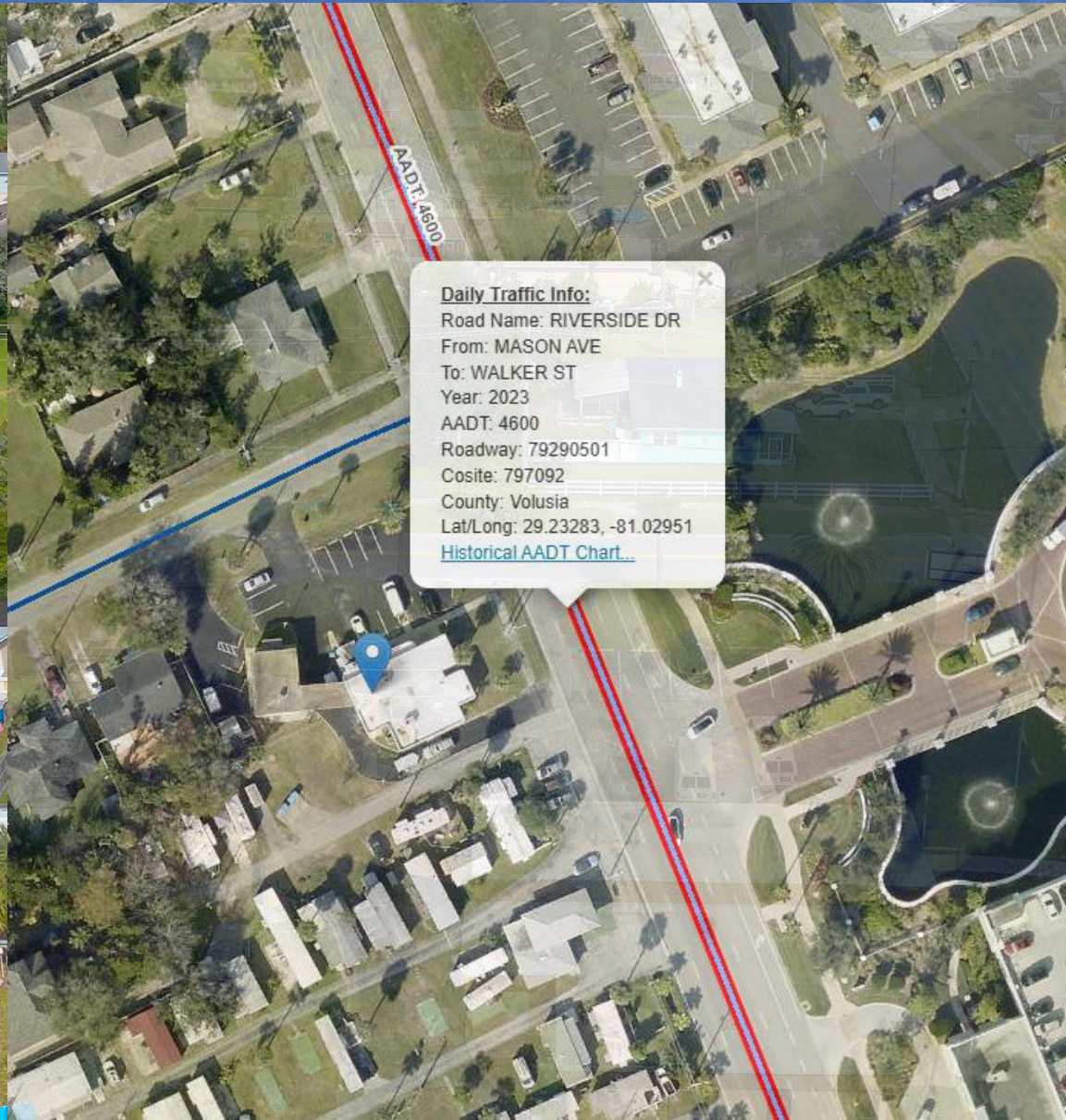
Agricultural, Forestry, Fishing	57
Construction	925
Manufacturing	686
Transportation and Communications	843
Wholesale Trade	114
Retail Trade	2,184
Finance, Insurance and Real Estate	663
Services	5,313
Public Administration	386

WORKFORCE



Traffic Count

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Contact Information

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For more information, please
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Confidentiality Statement

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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.