

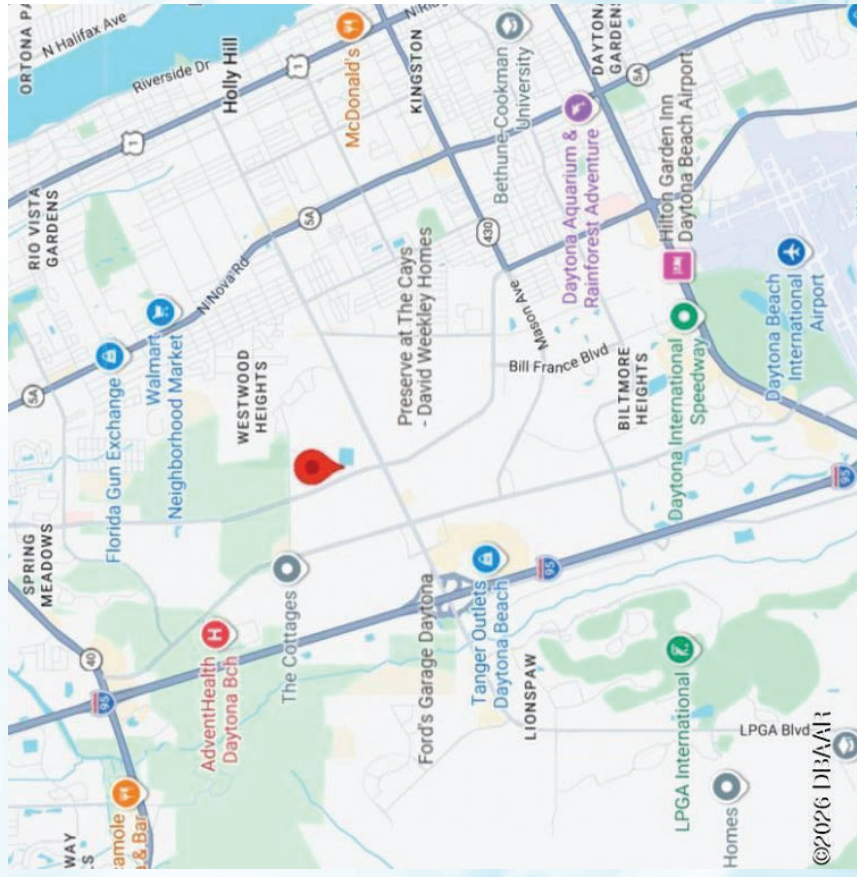


\$1,637,000
 1667 N Clyde Morris Blvd., Suites 1 & 2,
 Daytona Beach, Florida

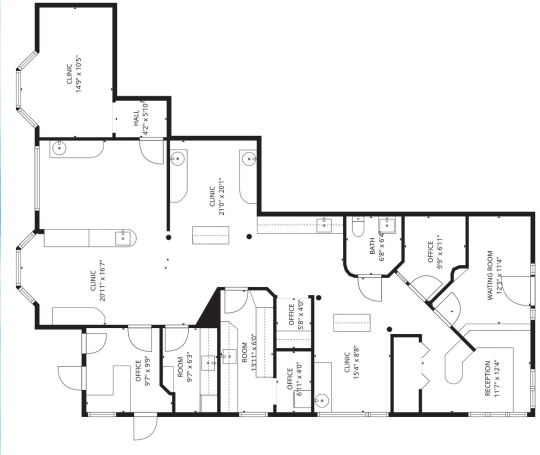
Introducing a prime medical office building in the heart of a booming development corridor, just minutes from I-95. With a total of 4,419 square feet, this versatile property is currently fully leased in two distinct suites, offering immediate rental income. The layout presents an excellent opportunity for an owner/user: occupy one suite while continuing to rent the other, maximizing your investment potential. Ideally located near hospitals, shopping, residences, and set in a dynamic growth area, this building is a strategic choice for any medical professional or investor. Don't miss this unique blend of stability and flexibility in a highly sought-after location.

Bill & Mary Cullen
 REAL ESTATE CONSULTANTS
 386-396-1000
 BillMaryMakeItHappen.com

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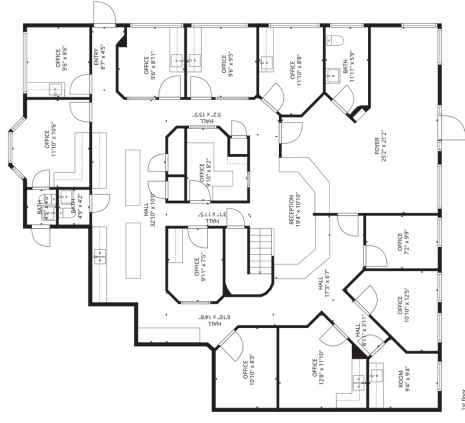


Suite 1: Dental Office



TOTAL: 1586 sq. ft.
 1st floor: 1586 sq. ft.
 EXCLUDED AREAS: WALLS: 105 sq. ft.

Suite 2: Doctor's Office



TOTAL: 2913 sq. ft.
 1st floor: 2483 sq. ft., 2nd floor: 430 sq. ft.
 EXCLUDED AREAS: WALLS: 150 sq. ft.

Details

APN	5203-02-00-0050		Property Type	Business for Sale, Office
Sub Type	Business Only, Medical Office (+5)		Square Footage	4,419
Net Rentable (SqFt)	4,419		Units	2
Cap Rate	6.22%		NOI	\$101,816
Occupancy	100%		Tenancy	Multi
Lease Type	NN+		Lease Term	10
Lease Expiration	09/01/2031		Remaining Term	5.4
Price per SqFt	\$370		Class	A
Year Built	2006		Buildings	1
Stories	1		Acreage	0.210
Parking Spaces	spaces		Investment Type	Net Lease
Lease Commencement	09/01/2021		Ground Lease	No

