

NNN OFFICE CONDO FOR SALE | WEST END VILLAGE



PROPERTY DESCRIPTION

2,770 SF Office Condos For Sale in West End Village.
Long-term tenant in place since 2006, with lease running through March 31, 2028.
\$42,484.80 Annual Base Rent with a 6.64% Cap Rate.
Condo Association handles all building and grounds maintenance for low-effort ownership.
Florida Vernacular architecture with a metal roof adds charm and durability.
Excellent exposure and visibility with access from Clyde Morris Boulevard and Herbert Street.
Easy access and plenty of parking available.
Ideal for medical or professional office use.
A strong addition to your investment portfolio!

LOCATION DESCRIPTION

Located just east of Clyde Morris Boulevard and north of Dunlawton Avenue on Herbert Street in West End Village.
Approximately 1.8 miles to International Speedway Boulevard, 1.1 miles to Dunlawton Avenue, 3.3 miles to Beville Road, and 4.9 miles to Interstate 4.

LOCATION ADDRESS

1515 Herbert Street, Suite 210 & 211
Port Orange, FL 32129

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

| | |
|-----------------------|------------------------------------|
| SALE PRICE: | \$640,000 |
| SIZE: | 2,770 SF |
| NOI: | \$42,484.80 |
| CAP RATE: | 6.64% |
| YEAR BUILT: | 2005 |
| PARCEL NO: | 6308-30-02-2100 6308-30-02-2110 |
| TRAFFIC COUNT: | 24,000 AADT |
| ZONING: | PCD |

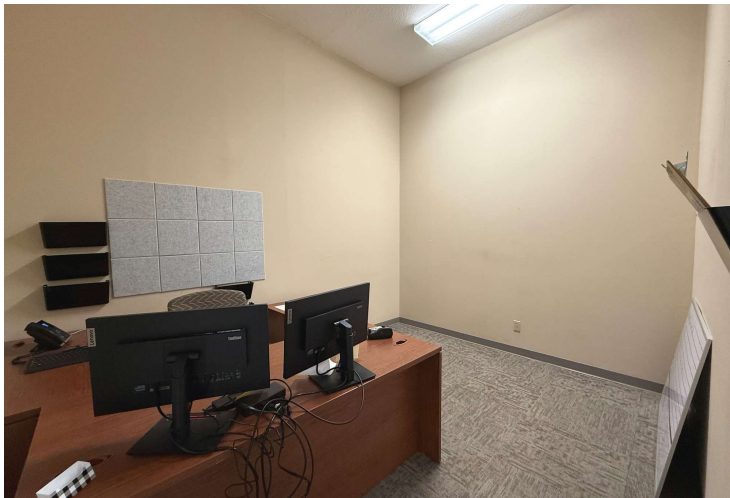
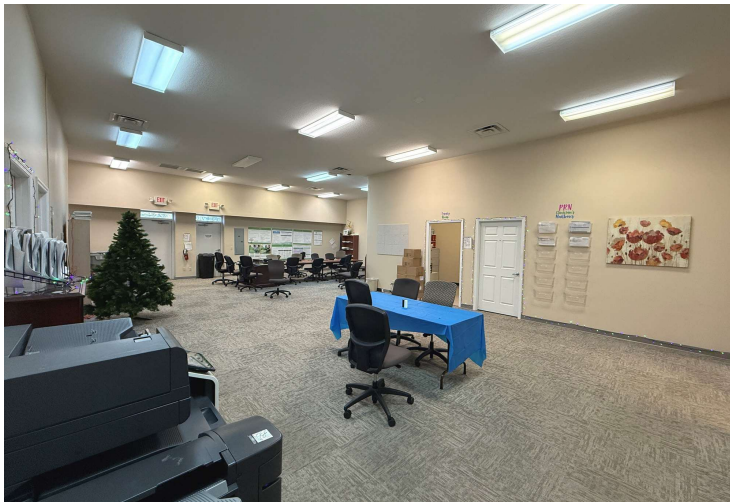
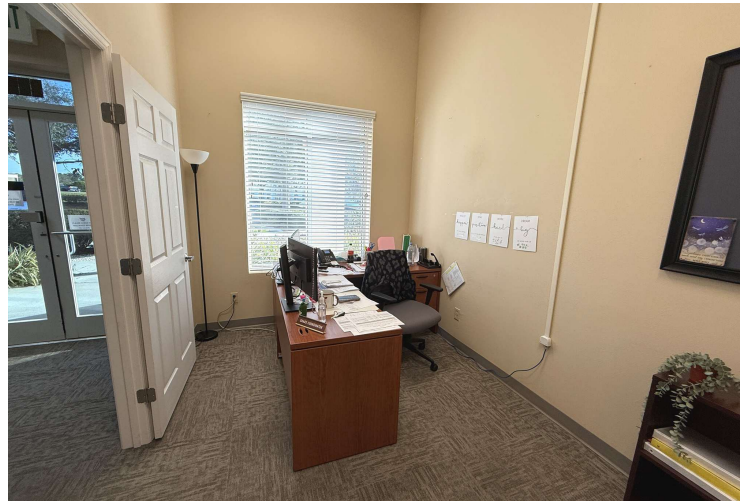
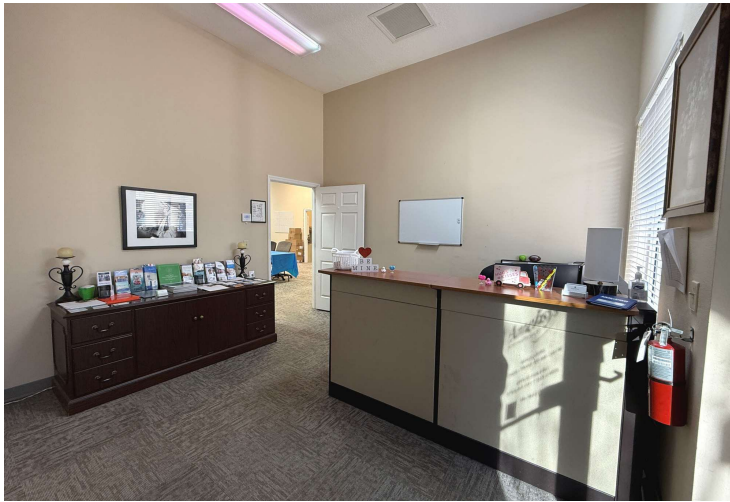
| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS | 4,720 | 33,149 | 52,147 |
| TOTAL POPULATION | 9,961 | 72,165 | 114,468 |
| AVERAGE HH INCOME | \$72,172 | \$73,186 | \$76,491 |

NNN OFFICE CONDO FOR SALE | WEST END VILLAGE | 1515 Herbert Street, Unit 210 & 211 Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



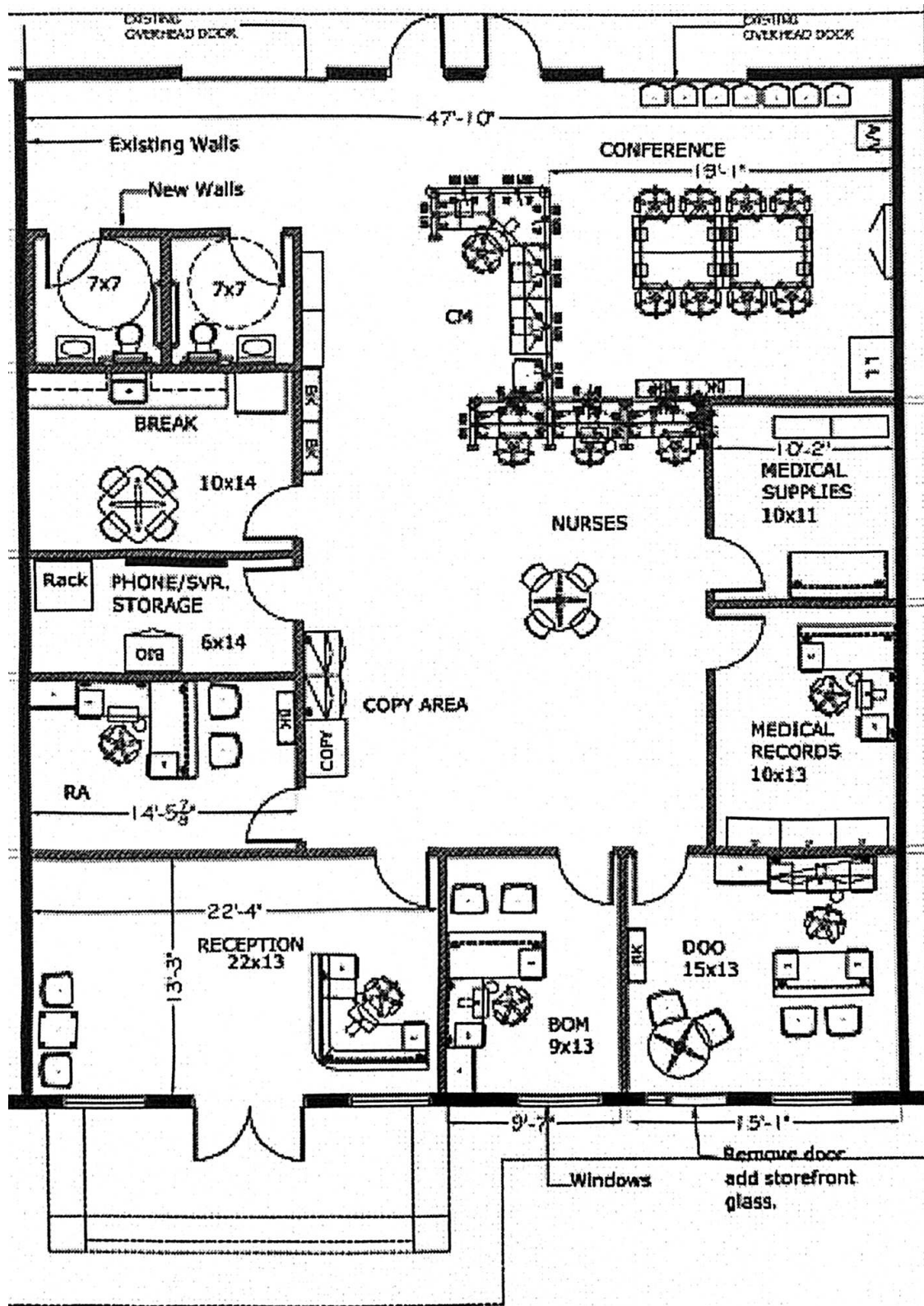
JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

NNN OFFICE CONDO FOR SALE | WEST END VILLAGE | 1515 Herbert Street, Unit 210 & 211 Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



FLOOR PLAN



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

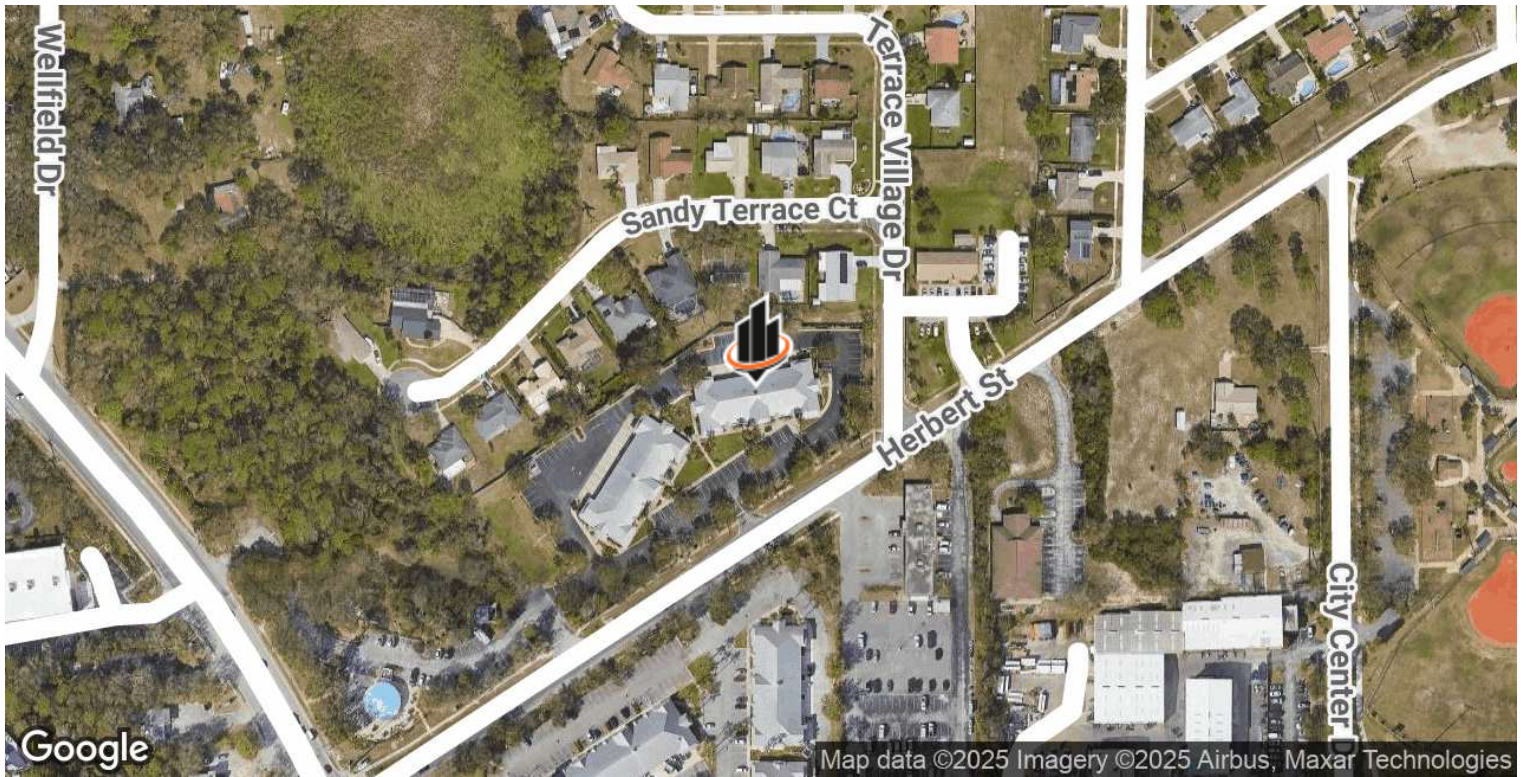
john.trost@svn.com

NNN OFFICE CONDO FOR SALE | WEST END VILLAGE | 1515 Herbert Street, Unit 210 & 211 Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LOCATION MAPS



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

NNN OFFICE CONDO FOR SALE | WEST END VILLAGE | 1515 Herbert Street, Unit 210 & 211 Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

