

FOR SALE



AUTO REPAIR/TIRE RETAIL SHOP

1695 S VOLUSIA AVE, ORANGE CITY, FL 32763



Currently Only Open M-F
Business Growth Opportunity

Traffic Count
S Volusia Ave @ W Elm Dr
32,396 vehicles per day

3 Mile Radius Demographics
Population 40,911
Avg HH Inc \$69,295

Rear Area, Exterior Bays/Lifts



Scott Garrett
BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker
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PROPERTY HIGHLIGHTS

- **Total Size Auto Repair Facility: 3,000 SF**
- **Office/Guest Area: 750 SF +/- Service Area: 1,500 SF +/-**
- **Tire and/or Part Storage Area: 750 SF +/-**
TOTAL BAY COUNT: 6 Auto Repair Bays
- **Interior Bays: 4 Bays Exterior Lifts: 1 Heavy, 1x2 Post**
- **Ingress/Egress: All access along Dogwood Ave**
- **Land Size: .23 acres +/- Muni: Orange City**
- **Frontage US Hwy 17-92: 78 linear Feet**
- **Close to: Fronts US Hwy 17-92 Easy get to I-4: East Rhode Island to Veteran's Parkway to Graves to I-4 and/or US 17-92 to Enterprise Rd to Saxon to I-4**
- **Real Estate: \$1,200,000 Cost PSF: \$400**
- **Real Estate: \$1,200,000 + Business: \$399,500 = \$1.599M**
- **INCLUDES SUCCESSFUL BUSINESS OPERATION**
- **Total Purchase Price: \$1,599,950 Was: \$1,748,250**

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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17 92

E Rhode Island Ave

RETAIL AERIAL OVERVIEW VICINITY OF PROPERTY



AERIAL ENLARGED SECTION VIEW



Front of Building, US Hwy 1792

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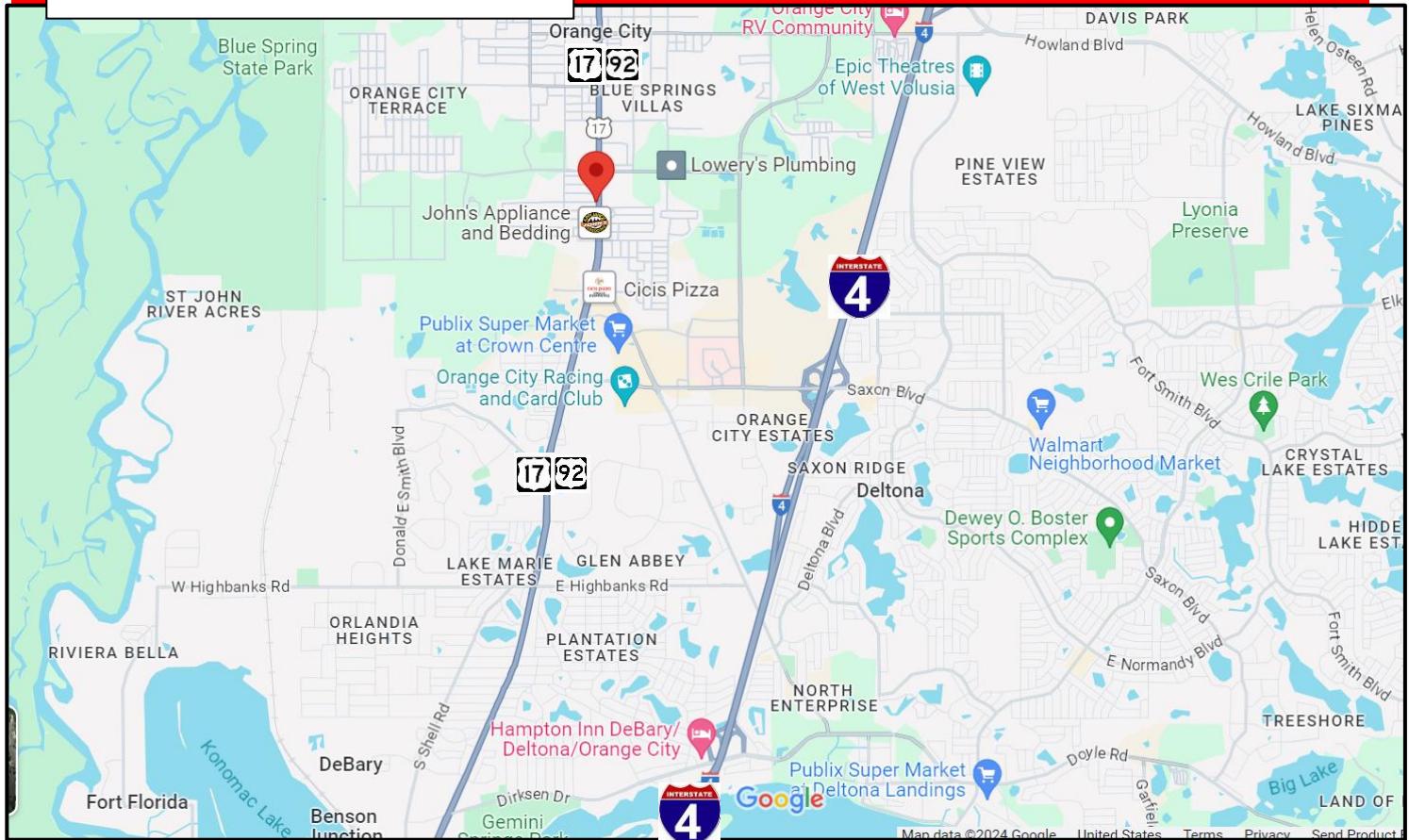
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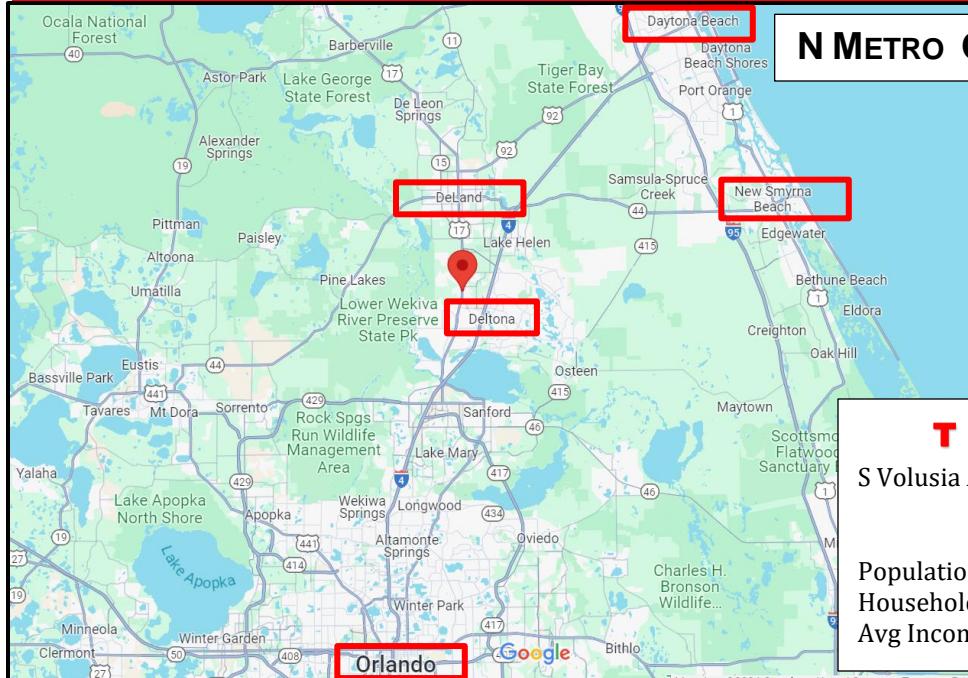
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LOCAL AREA MAP OVERVIEW



N METRO ORLANDO AREA MAP OVERVIEW



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TRAFFIC COUNTS

S Volusia Ave @ W Elm Dr 32,396 (2022)

	1 mile	3 mile	5 mile
Population:	5,872	40,911	100,109
Households:	2,623	17,251	40,229
Avg Income:	\$53,676	\$69,295	\$74,142

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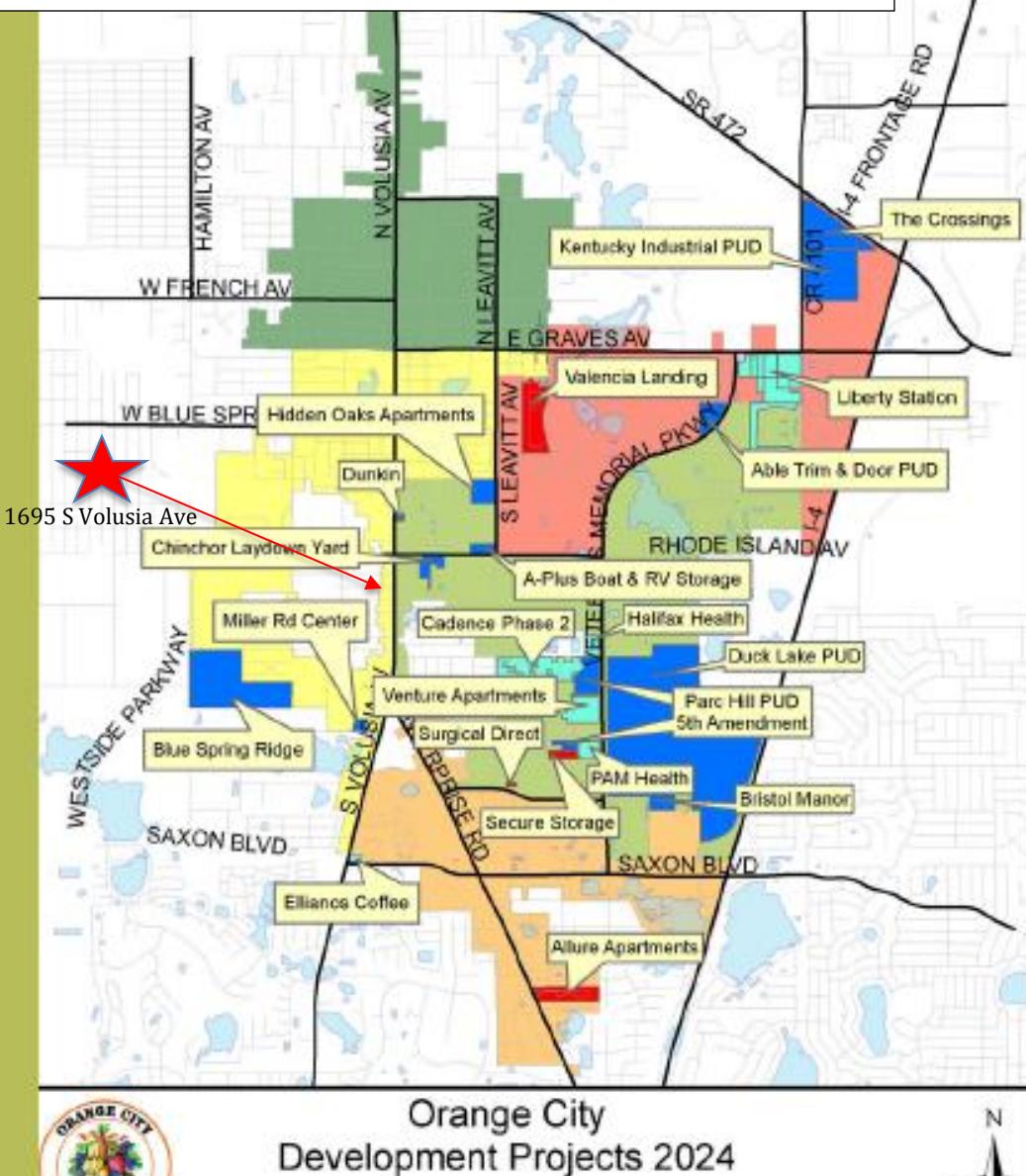


PROJECT LOCATION MAP

ORANGE CITY GROWTH ACTIVITY

SEE THE FULL REPORT VIA LINK:

<https://ln5.sync.com/dl/fc9b2d500/67rurrbn-62xyjg4s-egsiwvdy-awwndixt>



Projects

- In Review
- Under Construction
- Project Complete

Council Districts

■	1	■	4
■	2	■	5
■	3		

Streets

↗ Thoroughfares

1 in = 3,471
Date Created 3/22/2024

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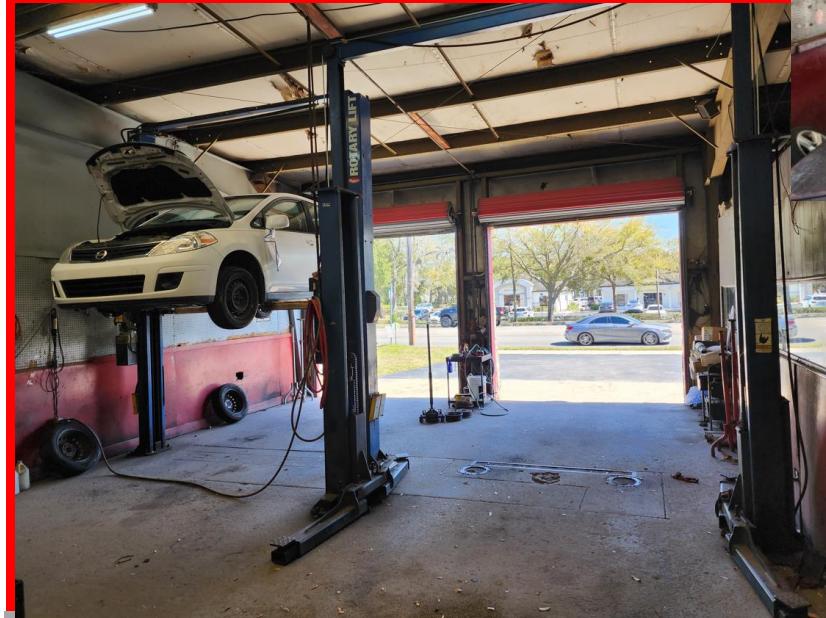
Front Office - Guest Waiting Area



Manager's Office



4 Interior Repair Bays
2 Exterior Repair Bay



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EQUIPMENT STAYS WITH PROPERTY

TAYLOR PROPERTIES OF ORANGE CITY
BIG T TIRE & MUFFLER

ITEM	EST VALUE
1ea SNAP ON Motice Scanner	\$15,000
1ea SNAP ON A/C Recycle Machine, 134A	\$6,000
1ea SNAP ON A/C Recycle Machine, 1234A	\$7,500
1ea SNAP ON Wheel Balancer	\$10,000
1ea SNAP ON Tire Machine	\$8,500
1ea COATS Tire Machine	\$4,500
1ea Lincoln Mig Welder & Cartridge	\$2,000
1ea Pipe Bending Machine (new)	\$10,000
2ea 2 Post 10,000 lb Lifts (\$5,000 each)	\$10,000
2ea 2 Post 14,000 lb Lifts (\$7,500 each)	\$15,000
1ea Gas Welding Set & Cannister	\$1,000
1ea AMCO Brake lathe	\$3,000
1ea Hunter Eagle Eye Alignment Machine, 12,000 lb lift w/jacks	\$35,000
1ea Battery Charger	\$500
1ea Smoke Machine	\$500
1ea 25,000 lb Drive on Lift with built in jacks	\$10,000
1ea Industrial Air Compressor	\$3,500
1ea Wall mounted strut compressor	\$750
2ea Roll around jacks	\$500
Furniture and computers	\$5,000
 TOTAL:	 \$148,250

View looking North from Dogwood Ave



Rear Area, Bay Entrances & Exterior Lifts



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