



SALE

Volusia Sports Center - 7,786 SF on 2.12 Acres

1137 SOUTH NOVA ROAD

Holly Hill, FL 32117

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

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FL #BK3068067



PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$1,800,000
LOT SIZE:	2.12 Acres
BUILDING SIZE:	7,786 SF

PROPERTY DESCRIPTION

Volusia Sports Center - Turn Key Indoor/Outdoor Sports Training Facility
Designed for Baseball/Softball With Multi Sport Capability
Fully Remodeled and Climate Controlled- New Roof and HVAC System
Spray Foam Insulation on All Exterior Walls
Batting Cages(See Attached Layout), Offices, Upstairs Banquet Area
Outside Turf Fields and Batting Cages - Two 60' Fields
Additional Land for Expansion - +/- 1 Acre
7,786 SF of Building Space on 2.12 Acres
Ceiling Height - 20' Eves, 25' Clear
3 Phase Power - Full Security Camera System
Includes Real Estate and All Fixed Assets
Non-Fixed Assets Available - See Attached List
Seller Prefers to Finance - Competitive Terms Available
Lamar Sign Lease @ \$7,800 Per Year - Exp May 2029
BPUD Zoning in Holly Hill- Indoor/Outdoor Recreation/Retail Sales
Mini-Warehouse/RV and Boat Storage

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ADDITIONAL PHOTOS



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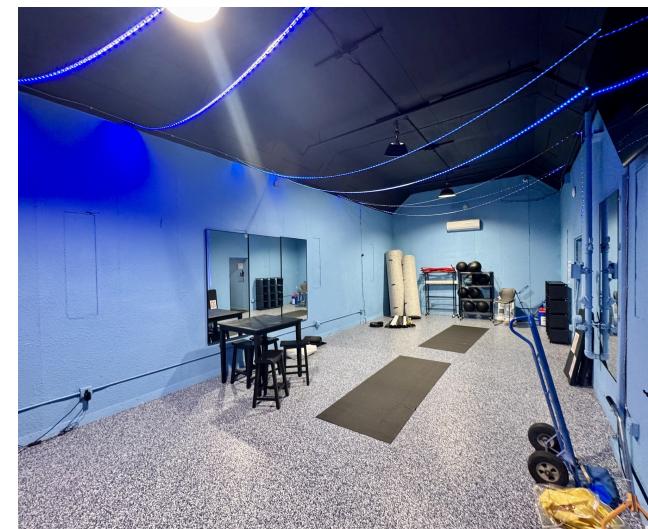
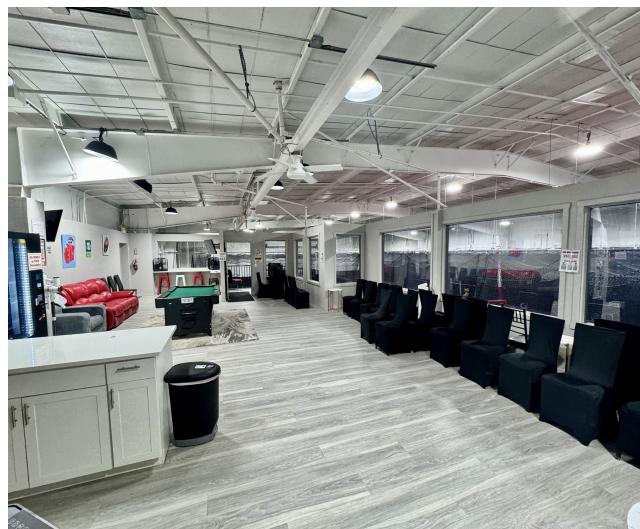
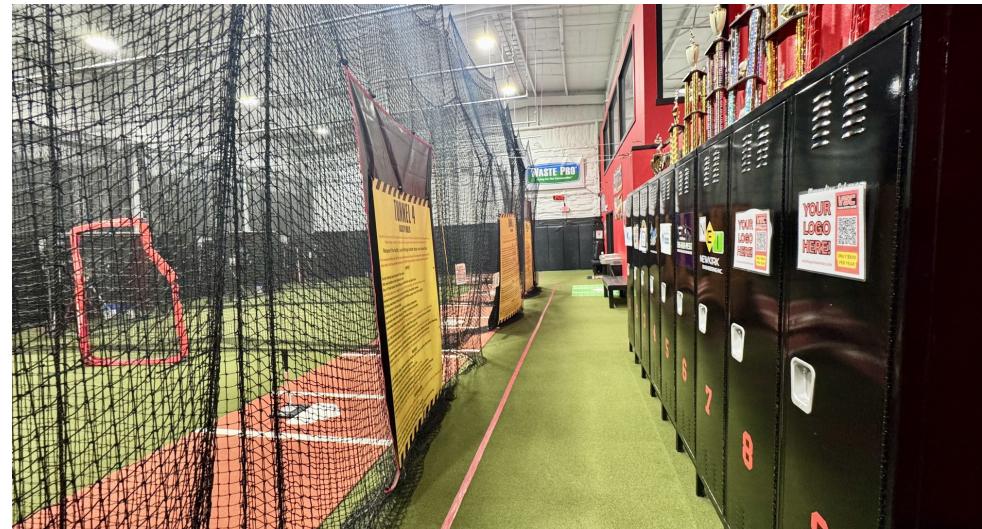
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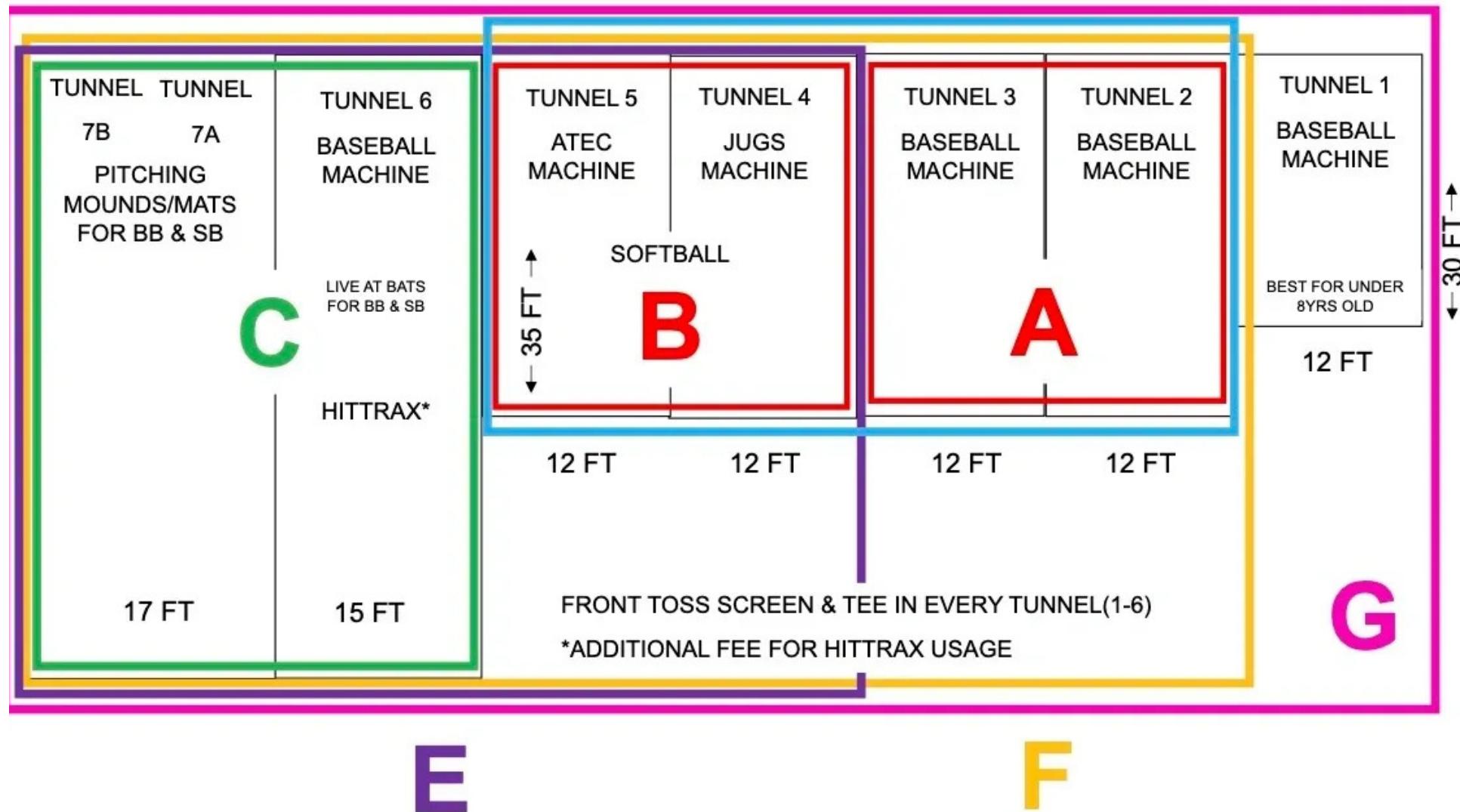
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TUNNEL LAYOUT



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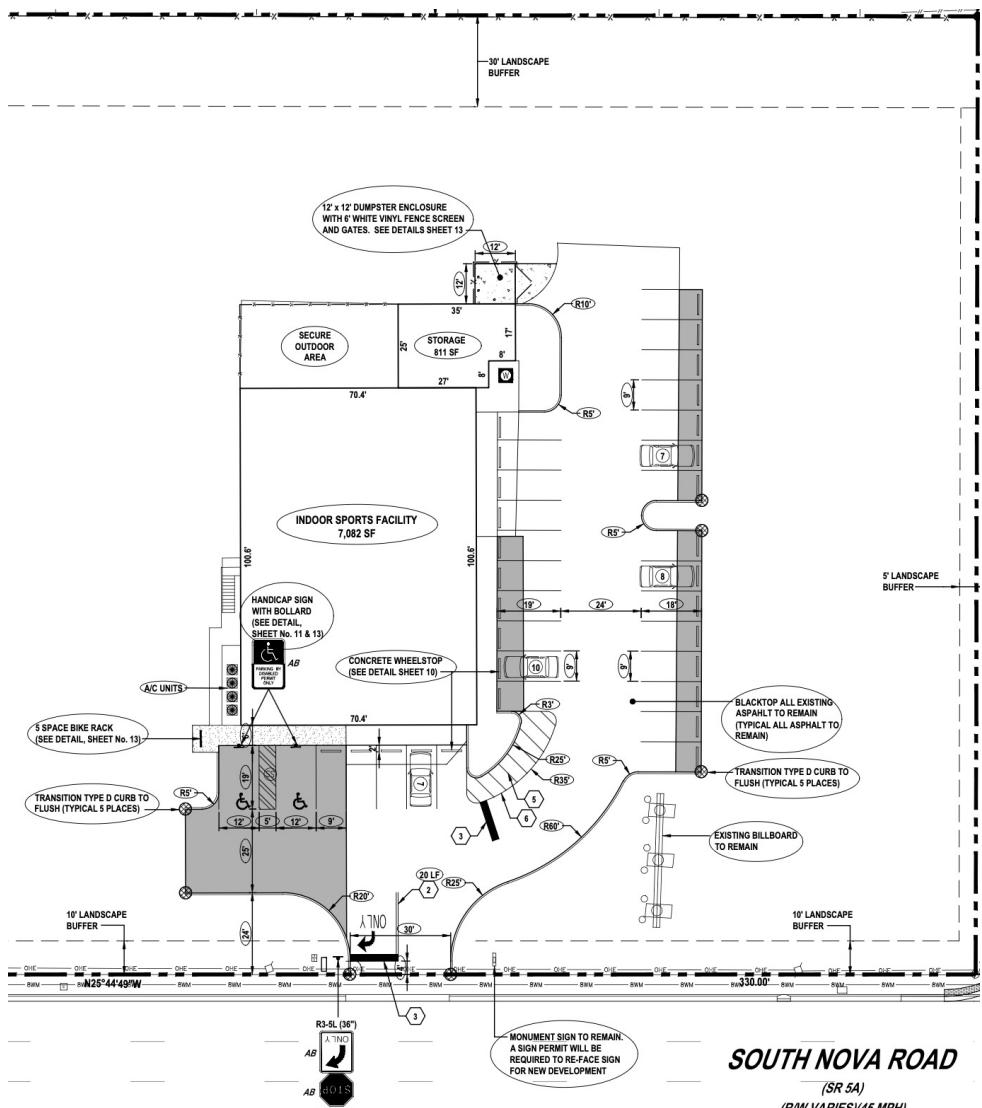
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PLANS - SURVEY



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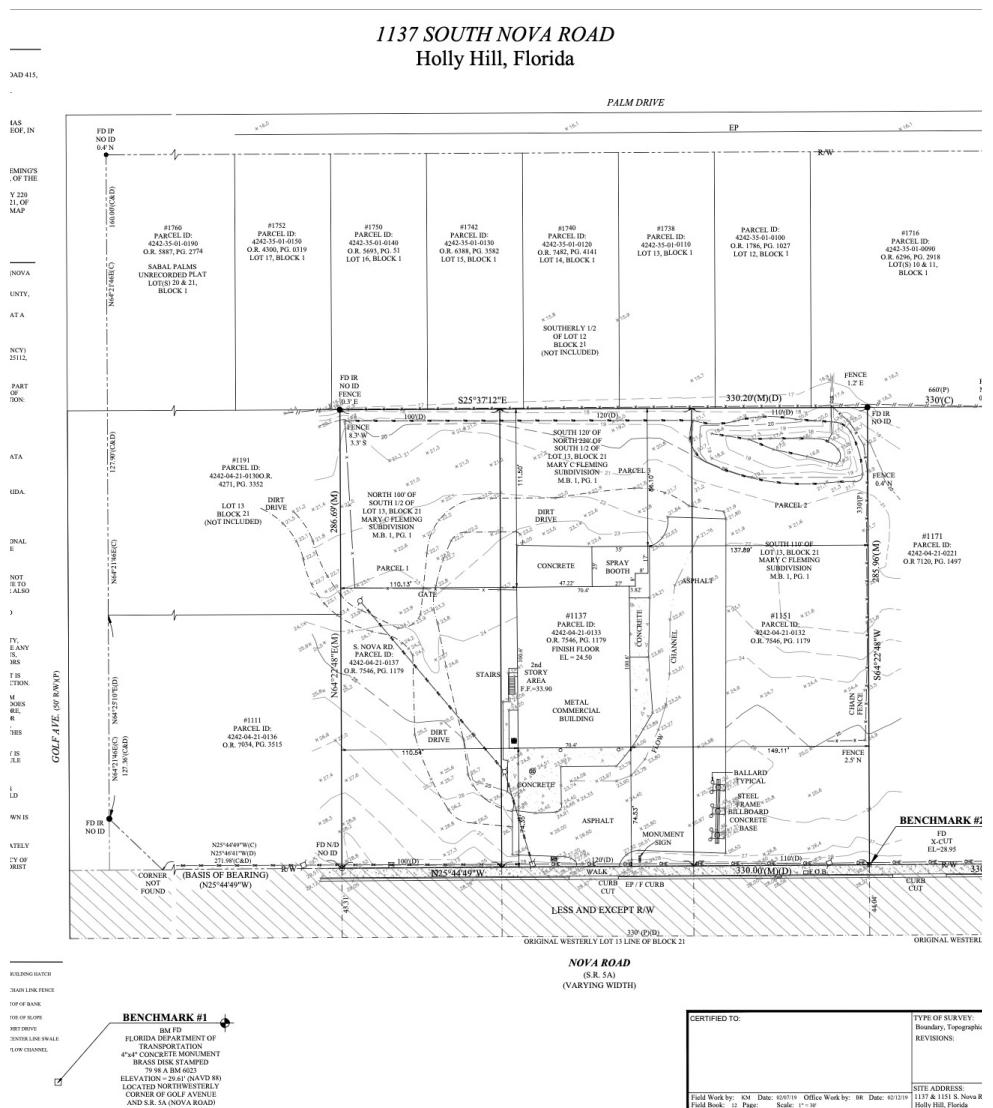
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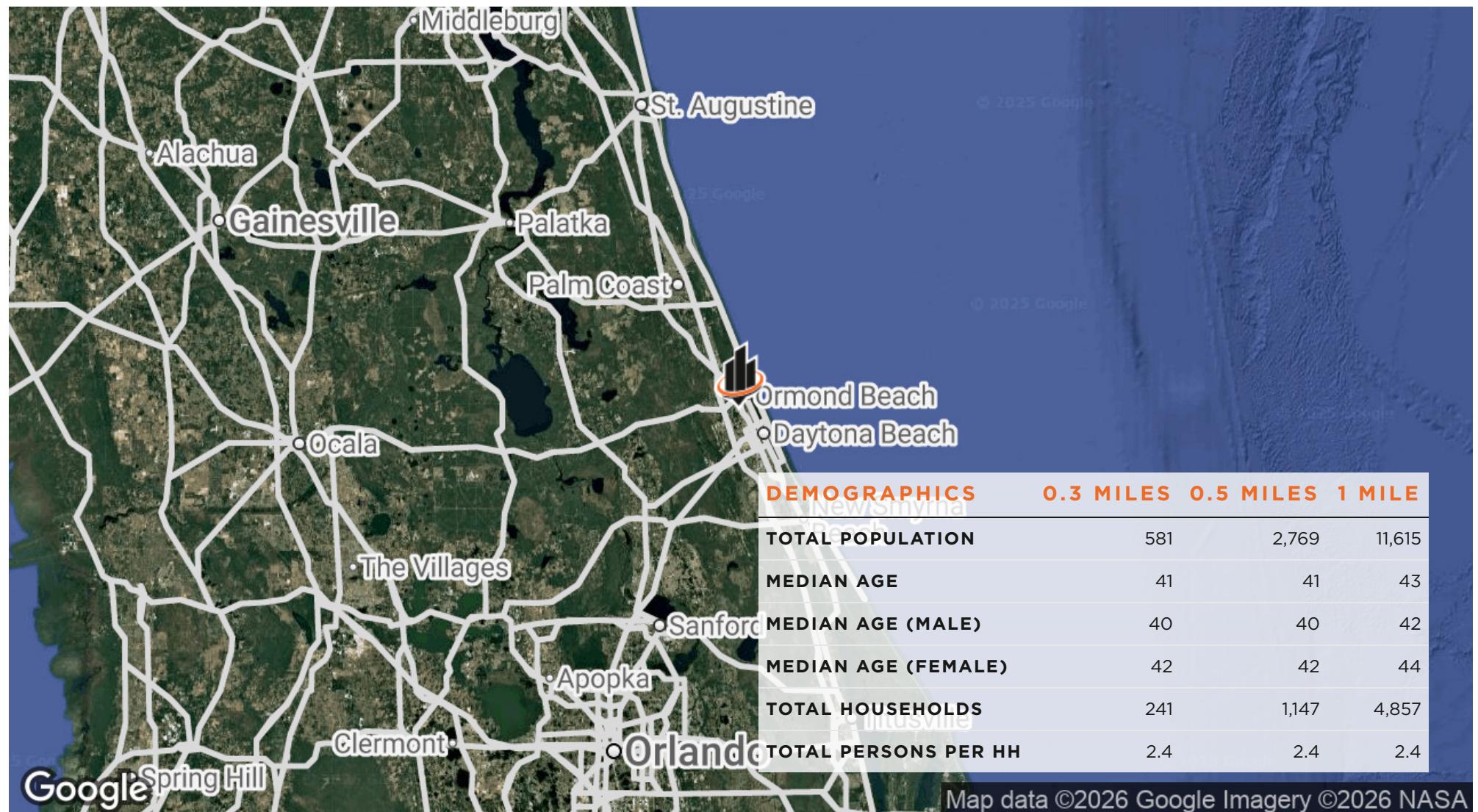
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ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

LOCATION MAP



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