

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

O: 386.566.3726

carl.lentz@svn.com

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' Eaves, 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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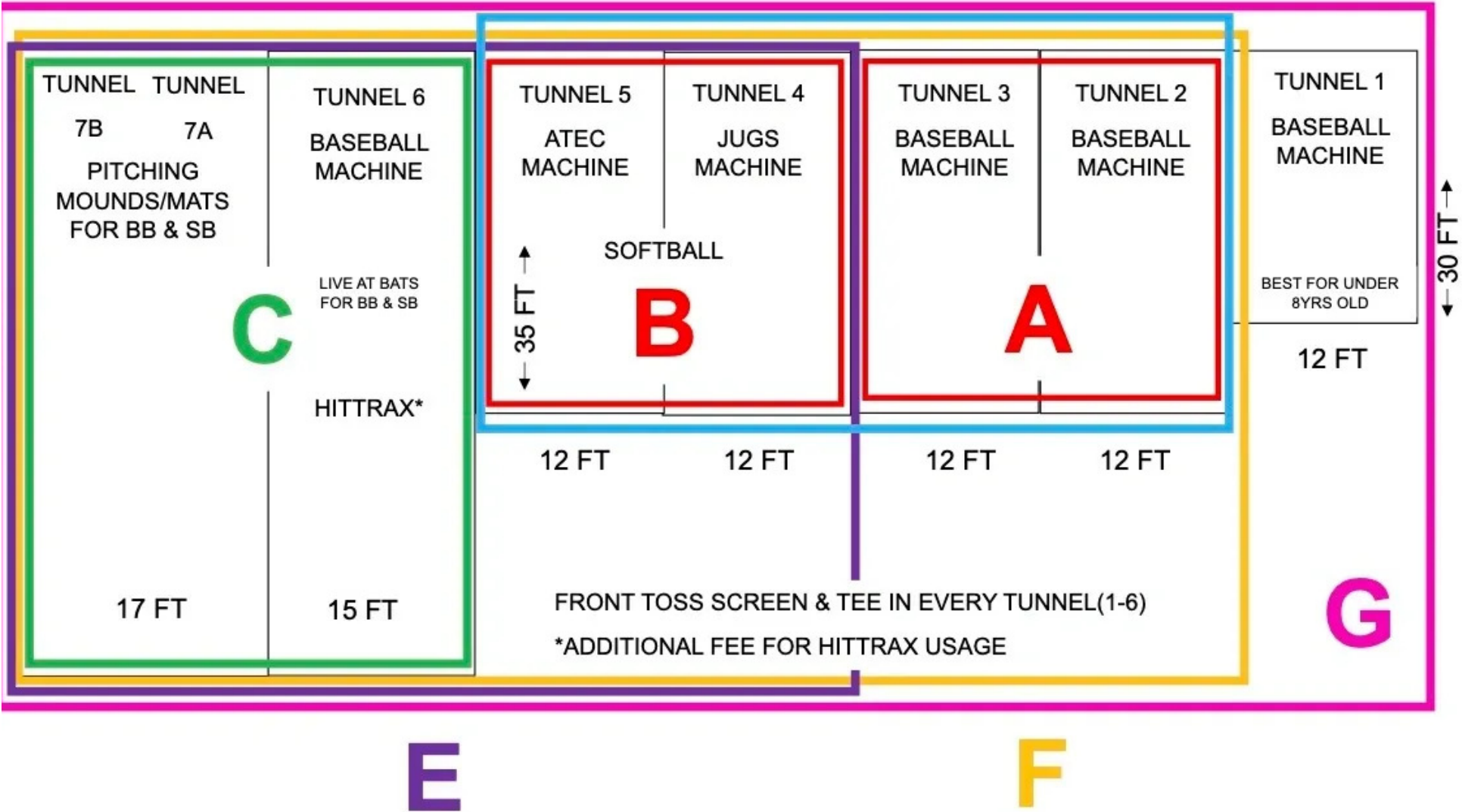
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TUNNEL LAYOUT



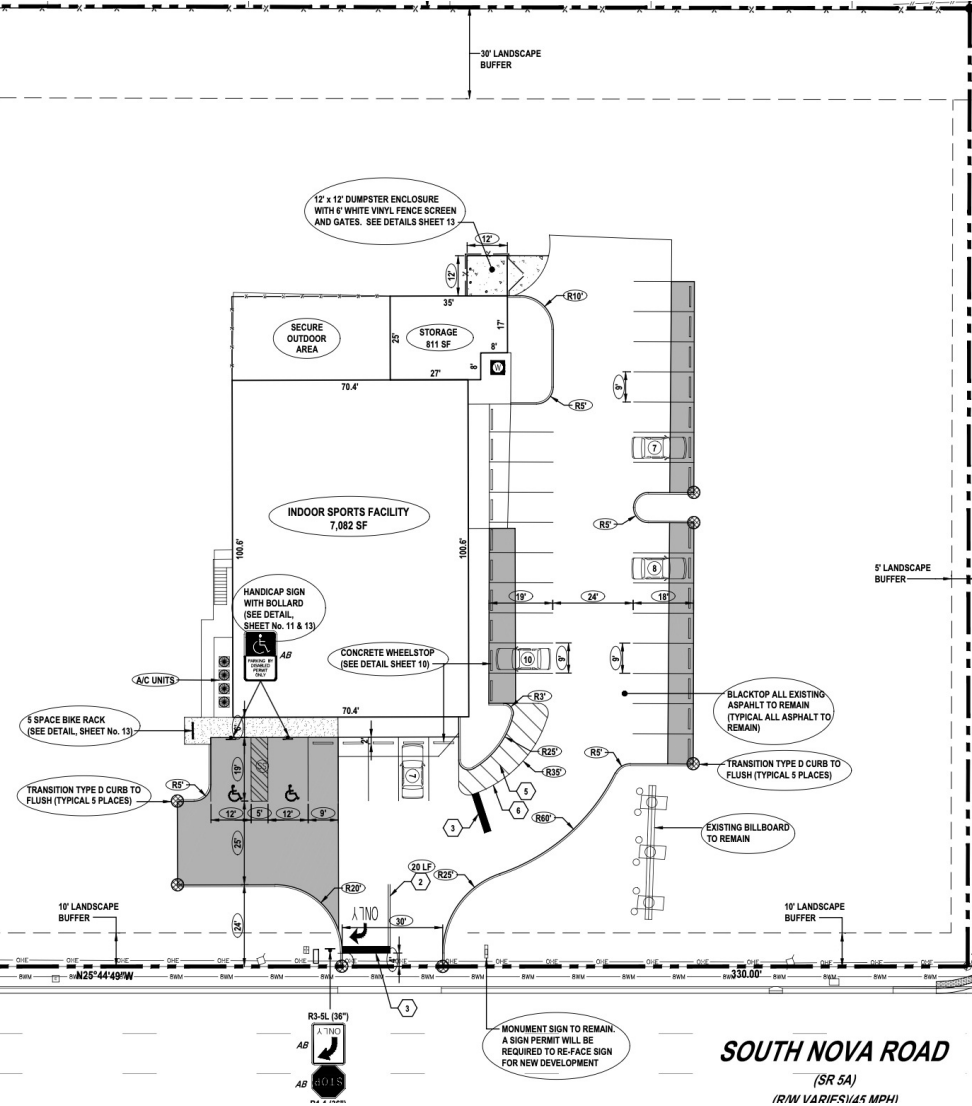
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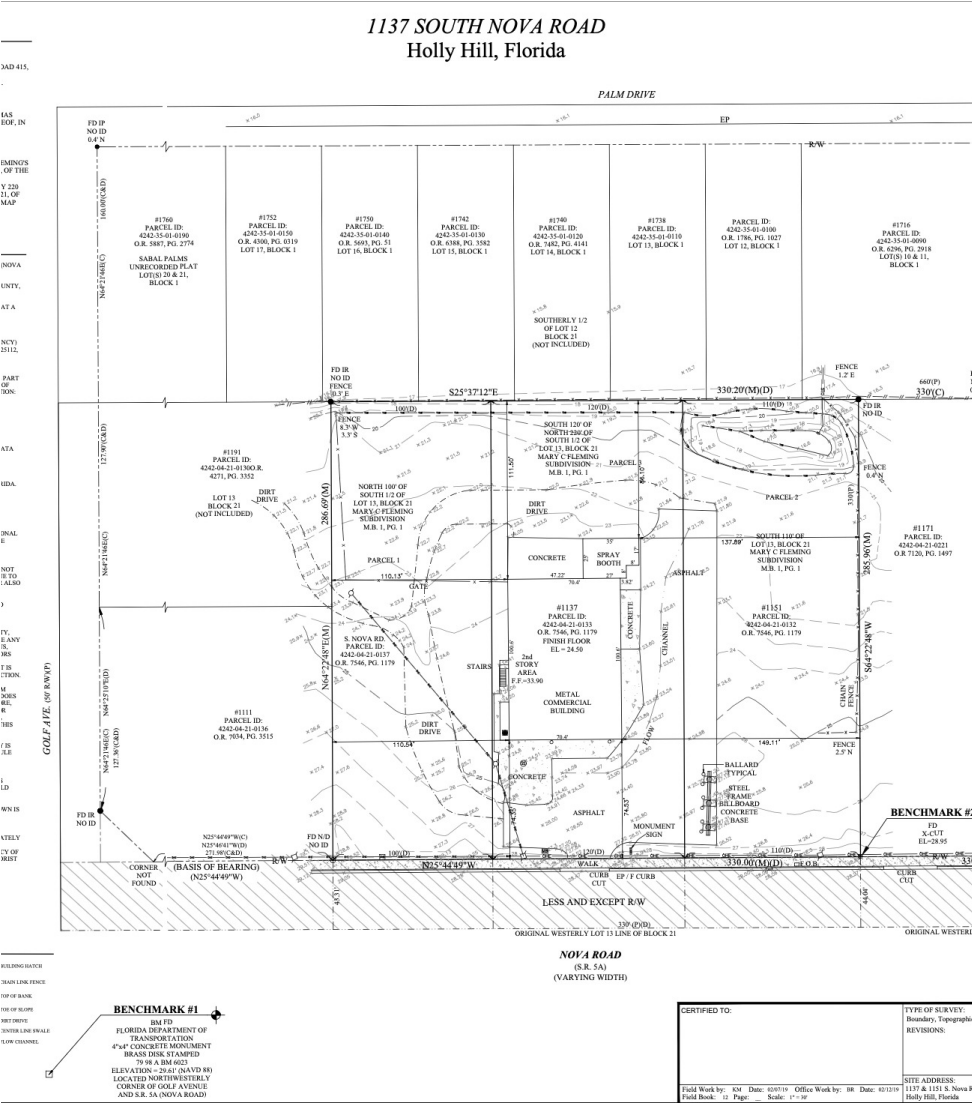
PLANS - SURVEY



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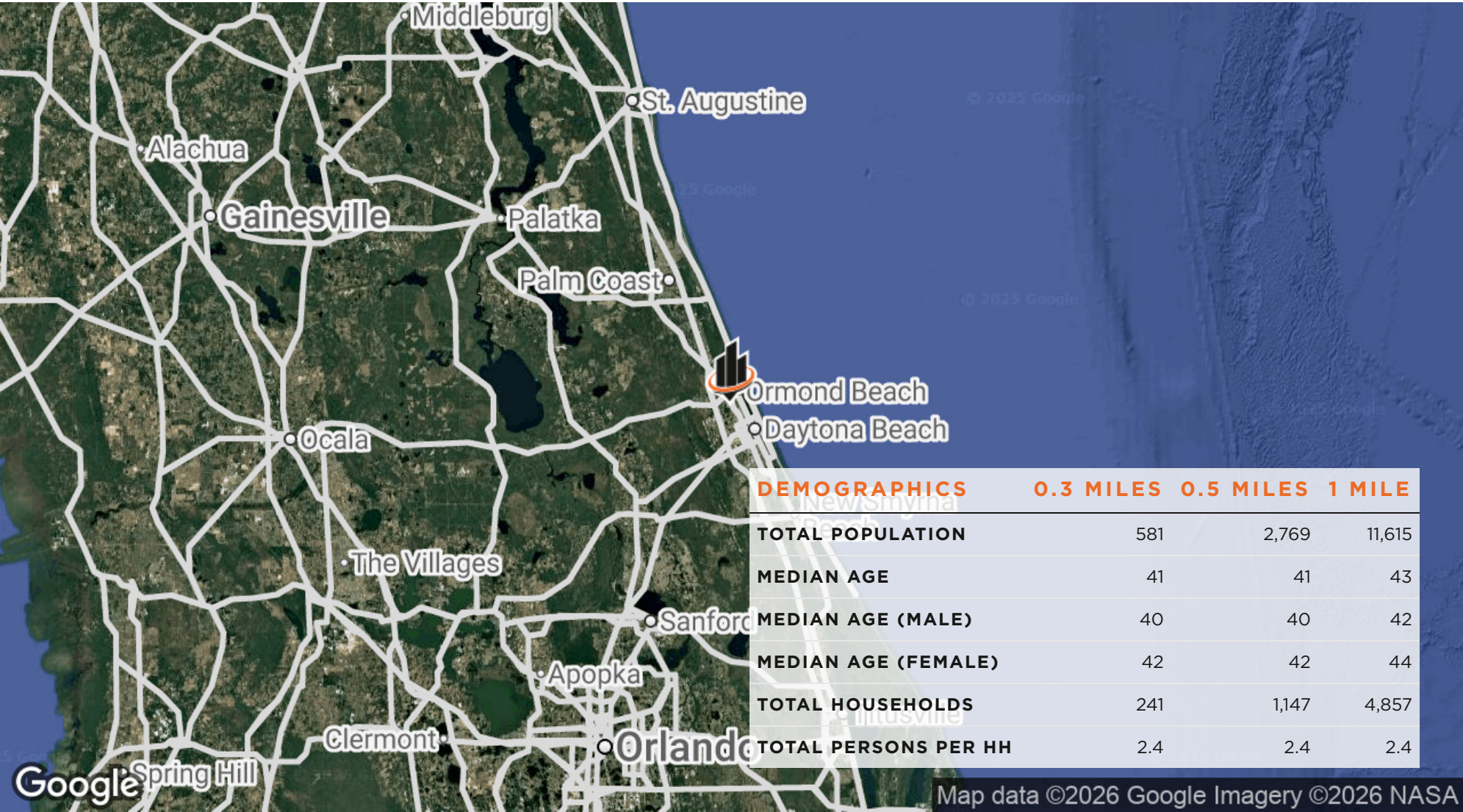
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| BENCHMARK #1 B.M. 10 FLORIDA DEPARTMENT OF TRANSPORTATION 4" x 4" CONCRETE MONUMENT BRASS DISK STAMPED ELEVATION = 29.42' (NAVD 83) LOCATED NORTHWESTERLY CORNER OF GOLF AVENUE AND S.R. 5A (NOVA ROAD) | |
| CERTIFIED TO: | TYPE OF SURVEY: Boundary, Topographic REVISIONS: |
| Field Work by: K.W. Date: 03/07/19 Office Work by: B.R. Date: 03/10/19 Field Book: 12 Page: Scale: 1" = 30' | SITE ADDRESS: 1137 & 1201 S. Nova R Holly Hill, Florida |



LOCATION MAP



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