

PRIME LOCATION IN THE HEART OF DAYTONA BEACH



118 E. FAIRVIEW AVE, DAYTONA BEACH 32114



The Lifestyle Group at Oceans Commercial obtained the information contained herein from sources we believe to be reliable. However, we have not independently verified its accuracy and make no guarantee, warranty, or representation about it. This information is submitted subject to errors, omissions, changes in price, rental, or other conditions, prior sale, lease, financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and may not reflect the current or future performance of the property. Prospective buyers and investors are strongly encouraged to conduct their own thorough investigation of the property and the transaction, including consultation with their own tax and legal advisors.

FOR SALE | Prime Gateway Property in the Heart of Daytona Beach

118 E Fairview Ave, Daytona Beach, FL 32114

Offered at: \$1,995,000 | ±12,289 SF Freestanding Building | Zoned M-1 Light Industrial & Commercial

A Rare Opportunity at the Crossroads of Progress and Legacy

Welcome to 118 E Fairview Avenue, a one-of-a-kind commercial asset located at the entrance ramp to the iconic Main Street Bridge, your front door to world-famous Daytona Beach. This highly visible, signalized corner parcel sits just 3.5 blocks from the Atlantic Ocean and Daytona's landmark Boardwalk, placing it directly in the path of constant vehicular and pedestrian traffic. With 128 feet of frontage on Fairview Avenue and direct access to Ballough Road, this freestanding commercial building is poised to become the next landmark in Downtown's transformation.

Built in 1955, this 12,289 SF single-story building sits on a .66-acre lot, offering flexibility, prominence, and unmatched development potential. Whether reimagined as retail, a specialty showroom, a marine-focused enterprise, a food and beverage destination, or professional office suites, this property stands ready to anchor the next wave of revitalization along the Halifax River corridor.

Property Highlights

Building Size: 12,289 SF

Lot Size: 0.66 Acres

Stories: 1

Zoning: M-1 – Light Industrial & Mixed-Use

Frontage: 128' on Fairview Avenue

Tenancy: Single

Parking: 12 Onsite Spaces

FAR: 0.43

Building Class: B

Parcel ID: 5338-18-05-0010

Price Per SF: \$162.30

Year Built: 1955

Tax Advantages: CRA district eligible + potential accelerated depreciation benefits

Zoning Permits Diverse Use Potential

Zoned M-1, this site supports a wide variety of commercial and industrial uses, including but not limited to:

Automotive, Motorcycle, or Marine Sales/Service

Retail or Restaurant

Club or Lodge

House of Worship

Contractor, Law Firm, or Government Office

Specialty Clinic or Daycare

Printing, Storage, or Plant Nursery

Strategic Location Benefits

Gateway Positioning: First impression property at the foot of the Main Street Bridge

Walkability: 3.5 blocks to the Atlantic Ocean, Boardwalk, and Pier

Connectivity: Minutes to International Speedway Blvd, US-1, and Daytona International Airport

Immediate Area: Luxury apartments under construction just half a block away

Neighboring Anchor: Directly adjacent to the revitalized Beach Street corridor and Halifax River Nature Walk

Surrounding Investment & Growth

Daytona Beach is in the midst of a renaissance, and 118 Fairview Avenue is at the center of it:

Brown & Brown Insurance Headquarters: \$70M, 11-story tower with over 600 employees

Riverfront Esplanade: \$31M privately funded botanical park, trails, amphitheater

New Residential Boom: \$97M, 294-unit luxury apartment complex now underway

Downtown CRA Incentives: Active programs support façade upgrades, infrastructure, and tax credits

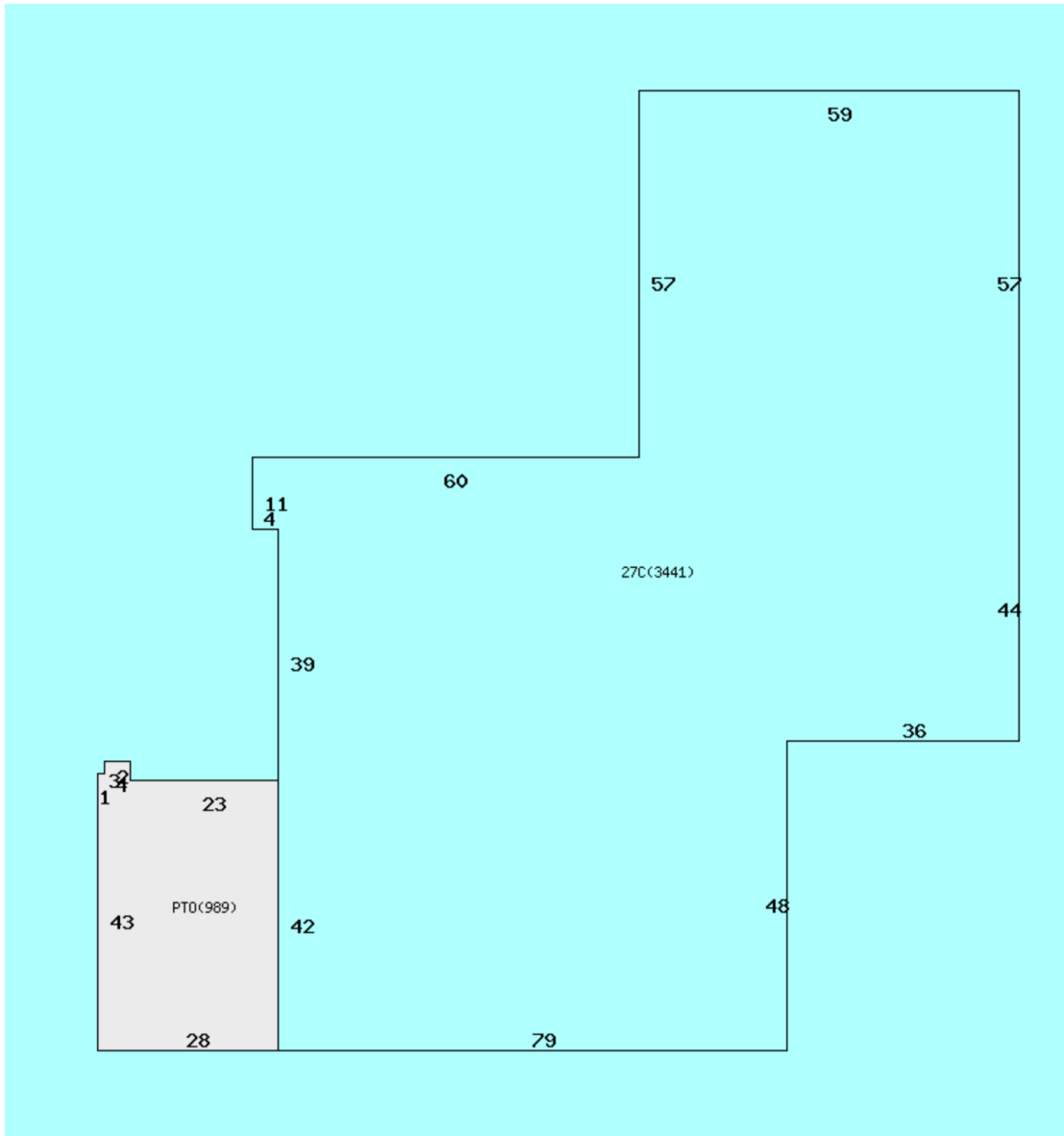
Why This Property?

- ✓ Prime signalized corner with exceptional visibility
- ✓ Proximity to major redevelopment projects
- ✓ High daily traffic count – strong for destination and drive-by businesses
- ✓ Eligible for CRA funding and favorable zoning uses
- ✓ Ready for adaptive reuse or re-tenanting
- ✓ An irreplaceable location with long-term appreciation potential

Make Your Mark in Daytona's Next Chapter

This is more than just a building, it's a front-row seat to the rebirth of a city. With a location that captures the energy of both past and future Daytona Beach, 118 E Fairview Avenue is a chance for developers and business owners alike to secure a pivotal piece of real estate. Be the spark of something unforgettable.

CURRENT BUILDING PLANS



Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area
1	01 -01	27C - AUTO SHOWROOM	1	3,441	3,441	3,441
2	01 -01	11C - RETAIL STORE	1	1,475	1,475	1,475
3	01 -01	25C - SERVICE SHOP	1	7,373	7,373	7,373
4	01 -01	PTO - PATIO	1	989	989	N/A
					13,278	12,289

118 E. FAIRVIEW AVE, DAYTONA BEACH 32114



The Lifestyle Group at Oceans Commercial obtained the information contained herein from sources we believe to be reliable. However, we have not independently verified its accuracy and make no guarantee, warranty, or representation about it. This information is submitted subject to errors, omissions, changes in price, rental, or other conditions, prior sale, lease, financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and may not reflect the current or future performance of the property. Prospective buyers and investors are strongly encouraged to conduct their own thorough investigation of the property and the transaction, including consultation with their own tax and legal advisors.

CONTACT LISTING AGENTS | OCEANS COMMERCIAL

FRANK MOLNAR | 386-290-0081

DIDIAYER SNYDER | 818-287-4008