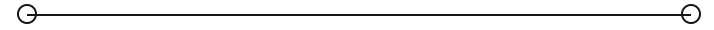


SALE

117 N Charles Street

117 N CHARLES STREET

Daytona Beach, FL 32114



PRESENTED BY:

MICHAEL BAXTER

O: 386.999.1762

michael.baxter@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$599,000
NUMBER OF UNITS:	3
LOT SIZE:	0.23 Acres
BUILDING SIZE:	8,260 SF
NOI:	\$48,648.00
CAP RATE:	8.12%

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117 N CHARLES STREET | Daytona Beach, FL 32114



PROPERTY DESCRIPTION

Multi-Tenant warehouse property for sale in Daytona Beach, FL listed for just \$73/SF!

Opportunity for investors to continue to rent units and maximize ROI or let leases run out and occupy the property.

New metal roof in 2022. Building is concrete/masonry construction. Property features a loading dock and two, ten foot high bay doors.

ADDITIONAL PHOTOS



MICHAEL BAXTER

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SVN | ALLIANCE COMMERCIAL REAL ESTATE ADVISORS

3

ADDITIONAL PHOTOS



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AERIAL IMAGE



MICHAEL BAXTER

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INCOME & EXPENSES

INCOME SUMMARY

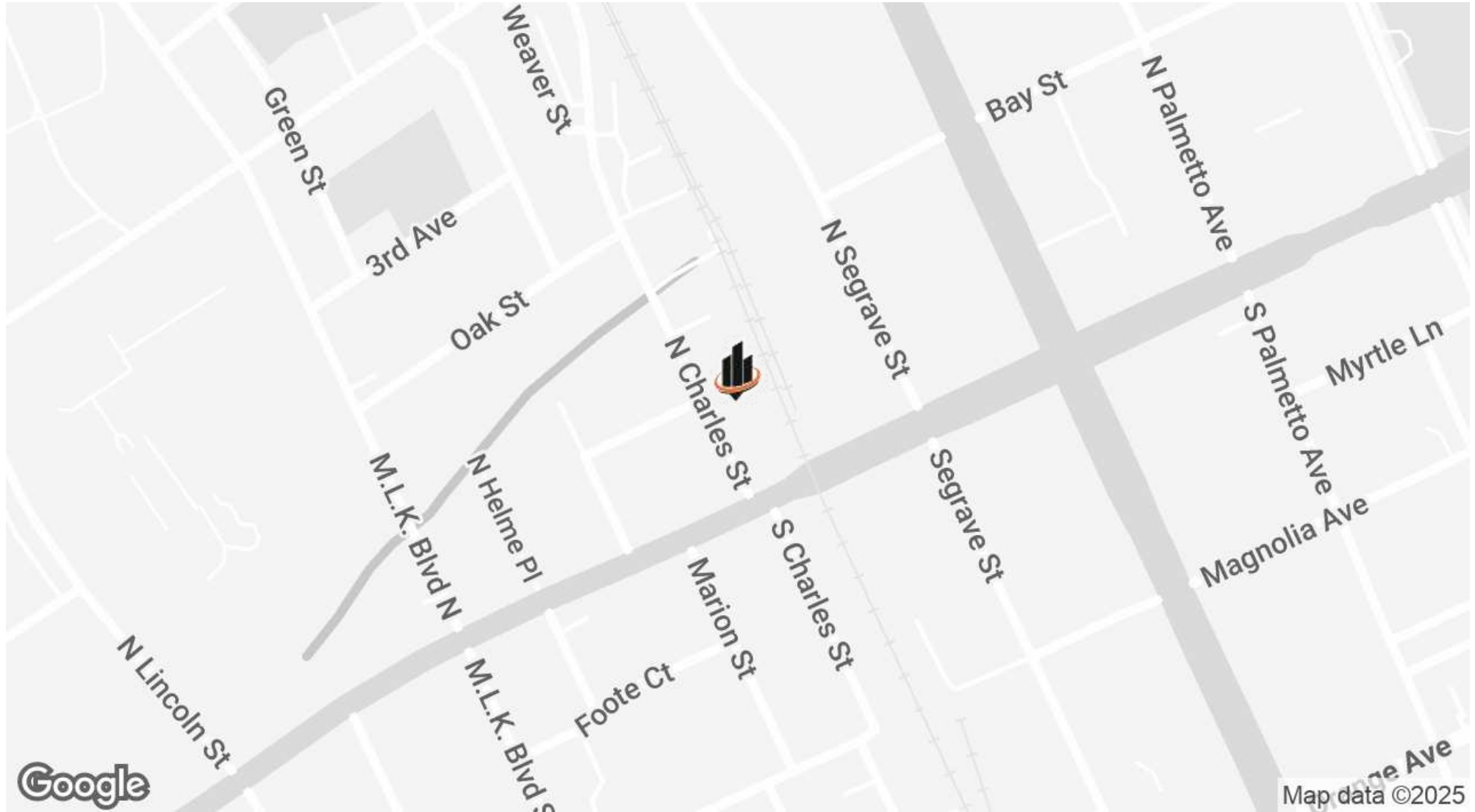
TOTAL INCOME	\$67,830
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EXPENSE SUMMARY

REAL ESTATE TAXES	\$1,392
PROPERTY INSURANCE (ESTIMATED)	\$12,000
WATER/SEWER/GARBAGE	\$2,040
VACANCY (5%)	\$3,750
GROSS EXPENSES	\$19,182
NET OPERATING INCOME	\$48,648

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LOCATION MAP



MICHAEL BAXTER

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michael.baxter@svn.com

ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

michael.baxter@svn.com
Direct: 386.999.1762 | Cell: 386.999.1762

PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his thirteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and self-storage). He also has extensive experience in the brokerage of manufactured housing communities. Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

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