

SALE

PRIME RETAIL BUILDING

1854 S Ridgewood Ave South Daytona, FL 32119



OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	11,641 SF
Available SF:	11,641 SF
Lot Size:	149,851 SF
Number of Units:	1
Price / SF:	\$188.99
Year Built:	1988
Zoning:	R3

PROPERTY OVERVIEW

11,641 sf of newly renovated retail space on 3.59 acres of land provides for a multitude of possibilities for this site. Currently a single user building. All HVAC is new (16 tons) and roof is new within the last year. Concrete block constructed building is built out for high end retail showroom. Approximately 7,500 sf of built out showroom and 3,900 sf of warehouse space. 14 ft ceilings. Parking lot is recently sealed and striped with all new landscaping. Building could be expanded or an additional new building could be added. This property is also offered for lease at \$20.00 PSF (NNN)

PROPERTY HIGHLIGHTS

- -Suitable for retail or office use
- -3.58 AC Lot
- -High Visibility Location
- -Well-maintained property
- -New Roof
- -New HVAC Throughout

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LOCATION DESCRIPTION

Located on busy S. Ridgewood Ave.(US HWY 1) in S Daytona, this property has US 1 ingress/egress as well as ingress/egress on S. Segrave St. at the rear of the property. Surrounded by retail and residential development, this is a prime site for retail, restaurant, office, or recreational type uses. This site has 125 parking spaces. The building is currently used as retail, however, was originally built as a family steakhouse. Traffic counts exceed 31,000 AADT. US HWY 1 in S. Daytona has permitted new construction multifamily development of 744 units and 18 townhomes.

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