

SALE

Office/Warehouse 3 Buildings- 12,755 SF- Daytona Beach

418 & 430 N SEGRAVE ST, 401 GEORGE W ENGRAM BLVD, 339 MICHIGAN AVE

Daytona Beach, FL 32114

PRESENTED BY:

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Bob Sellers Auto Clinic

Conway Supply House

General Mechanical Corporation

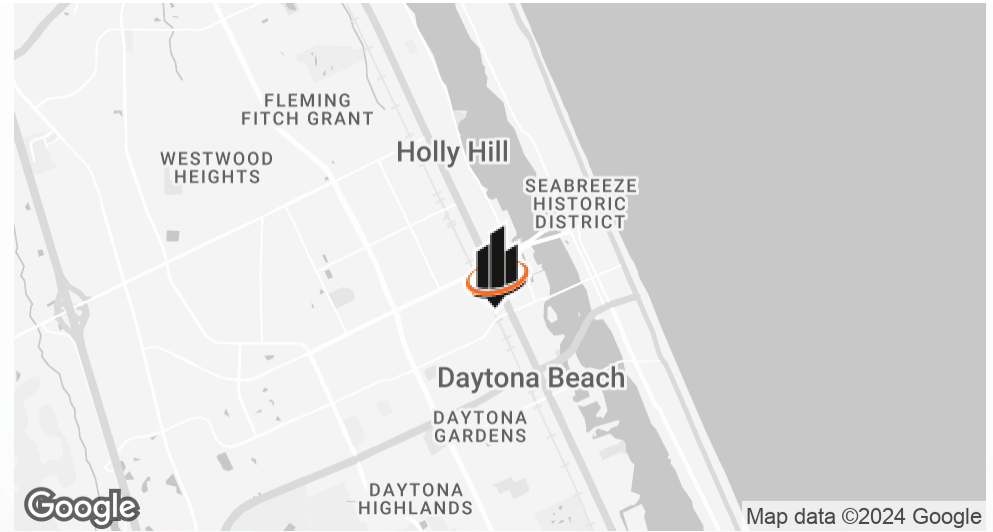
Tech Auto Care

Arrow Fencing

Mercedes Auto Stop



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 4 Parcels With 3 Buildings - 1.23 Acres Total - 12,755 SF
- Mixture of Office and Warehouse Space
- 401 GW Engram- 0.27 Acres - 4,416 SF- 3 Warehouse Units
- Separately Metered for Electric, 12X12 Roll Up Doors, Security Gate
- 430 N Segrave- 0.3 Acres - Bldg 1 = 2,700 SF - Bldg 2 = 2,304 SF
- 8 Demised Warehouse Units, Bathroom in Each Unit, Separately Metered
- 418 N Segrave- 0.45 Acres - 3,335 SF Office - May Be Two Separate Offices
- Secured Parking, Camera System, Potential for 12 Offices, 6 Restrooms
- 339 Michigan- 0.21 Acres Overflow Parking
- Rail Access Available

PROPERTY DESCRIPTION

Portfolio of 3 buildings, office and warehouse on 4 parcels of land. Office space is a very high level of finish, woodwork, trim, etc. Full kitchen, break room, conference room. Three executive offices with private restrooms. Large decorative pond with fountain in parking area between two of the buildings. Property was owner-occupied for 20 years by a building contractor, and the workmanship and detail reflects that.

OFFERING SUMMARY

| | |
|-----------------------|-------------|
| SALE PRICE: | \$1,700,000 |
| LOT SIZE: | 1.23 Acres |
| BUILDING SIZE: | 12,755 SF |

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ADDITIONAL PHOTOS



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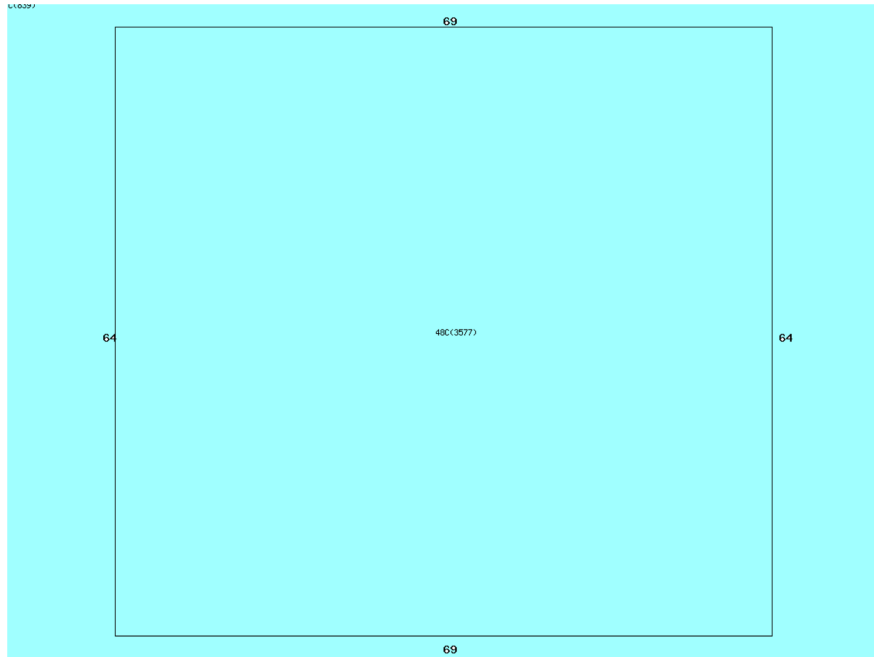
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401 GEORGE W ENGRAM

Summary of Commercial Sections Data

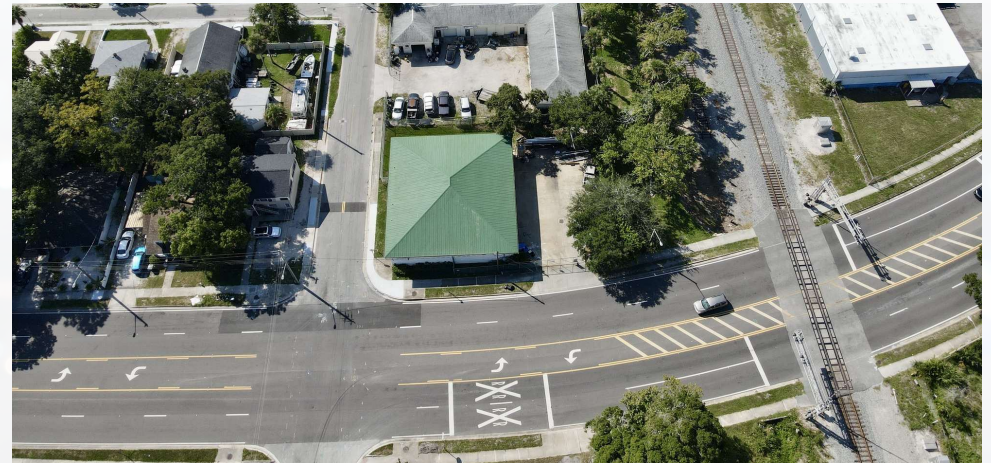
| Line # | From-To Floor | Section Finish | Stories | Area | Total Area | Business Area | Year Blt |
|--------|---------------|-------------------------|---------|-------|------------|---------------|----------|
| 1 | 01-01 | 48C - WAREHOUSE | 1 | 3,577 | 3,577 | 3,577 | |
| 2 | 01-01 | 17C - OFFICE, ONE STORY | 1 | 839 | 839 | 839 | |
| | | | | | 4,416 | 4,416 | |



Building Dimensions



3 Bays Separately Metered For Electric. 12 X 12 Roll Up Doors



Corner Building With Gated Access

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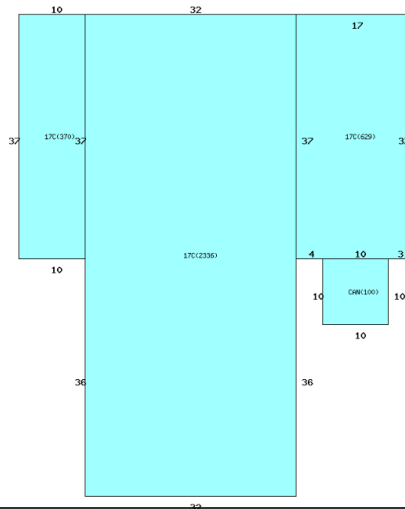


418 N SEGRAVE

| | | | |
|-------------------------|----------------------|-----------------------|----------------|
| Structure Code: | C - CONCRETE/MASONRY | Base RCN Percent: | \$624,599 67 % |
| Class: | - | Good: | |
| Grade: | 375 | Total RCNLD: | \$418,481 |
| Built / Effective Year: | 1947 / 2000 | Market (NBHD) Factor: | 1.05 |
| Total / Business Area: | 3435 / 3335 | Cost Value: | \$439,405 |

Summary of Commercial Sections Data

| Line # | From-To Floor | Section Finish | Stories | Area | Total Area | Business Area | Year Blt |
|--------|---------------|-------------------------|---------|-------|------------|---------------|----------|
| 1 | 01-01 | 17C - OFFICE, ONE STORY | 1 | 2,336 | 2,336 | 2,336 | |
| 2 | 01-01 | 17C - OFFICE, ONE STORY | 1 | 629 | 629 | 629 | |
| 3 | 01-01 | CAN - CANOPY | 1 | 100 | 100 | N/A | |
| 4 | 01-01 | 17C - OFFICE, ONE STORY | 1 | 370 | 370 | 370 | |
| | | | | | 3,435 | 3,335 | |



Office Dimensions



Main Entry



Street View

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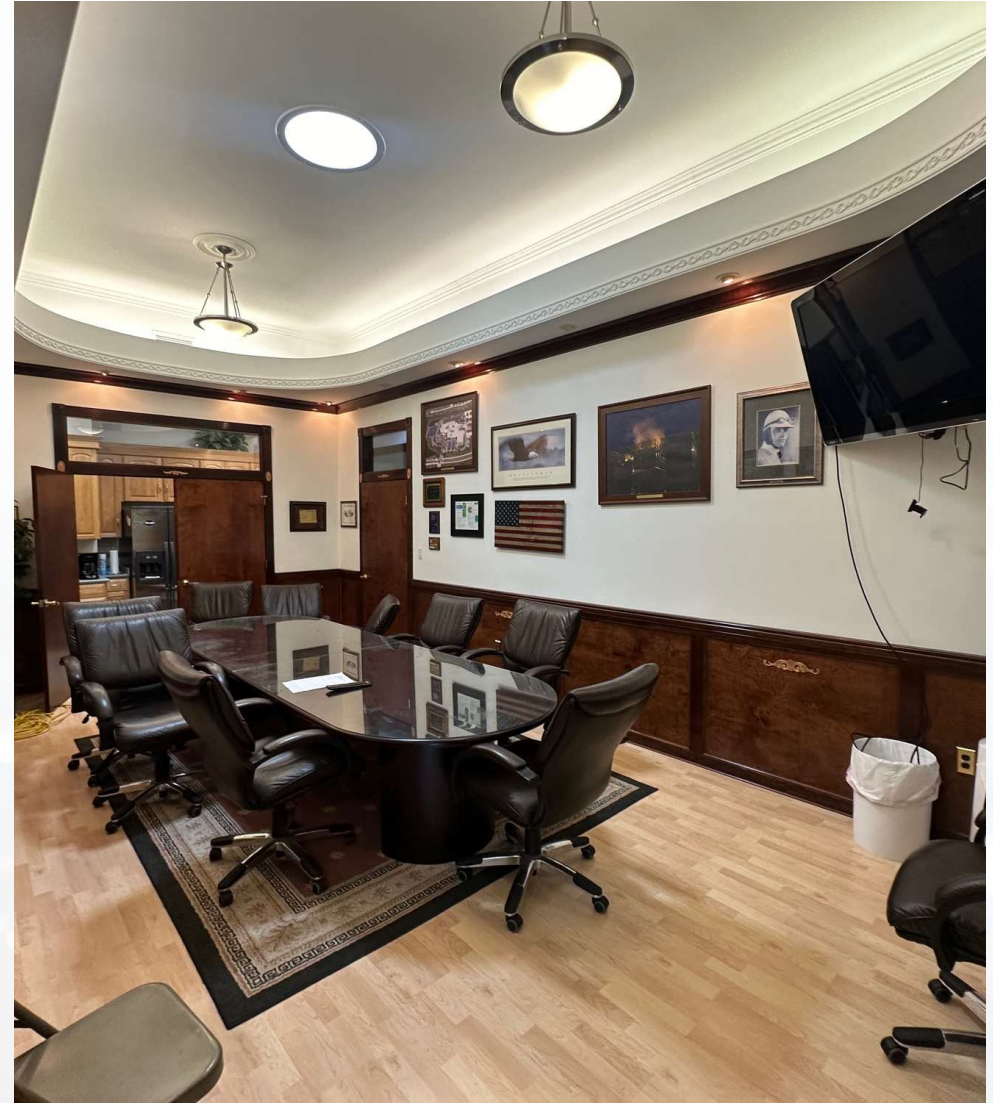
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418 N SEGRAVE-INTERIOR PHOTOS



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430 N SEGRAVE - 2 BUILDINGS

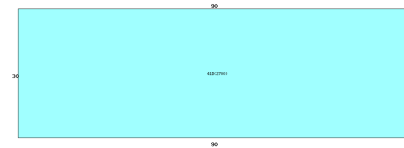


Card (Bldg) #1

| | | | |
|-----------------------|------------------|---------------|-----------|
| Structure | C - | Base RCN | \$196,163 |
| Code: | CONCRETE/MASONRY | Percent | 54 % |
| Class: | - | Good | |
| Grade: | 300 | Total RCNLD | \$105,928 |
| Built / Effective | 1966 / 1990 | Market (NBHD) | 1.05 |
| Year: | | Factor | |
| Total / Business Area | 2700 / 2700 | Cost Value | \$111,224 |

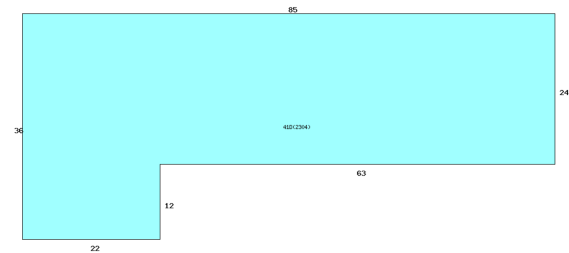
Summary of Commercial Sections Data

| Line # | From-To Floor | Section Finish | Stories | Area | Total Area | Business Area | Year Bit |
|--------|---------------|------------------------------------|---------|-------|------------|---------------|----------|
| 1 | 01-01 | 41D - LIGHT MANUFACTURING, MIN FIN | 1 | 2,700 | 2,700 | 2,700 | |
| | | | | | 2,700 | 2,700 | |



Summary of Commercial Sections Data

| Line # | From-To Floor | Section Finish | Stories | Area | Total Area | Business Area | Year Bit |
|--------|---------------|------------------------------------|---------|-------|------------|---------------|----------|
| 1 | 01-01 | 41D - LIGHT MANUFACTURING, MIN FIN | 1 | 2,304 | 2,304 | 2,304 | |
| | | | | | 2,304 | 2,304 | |



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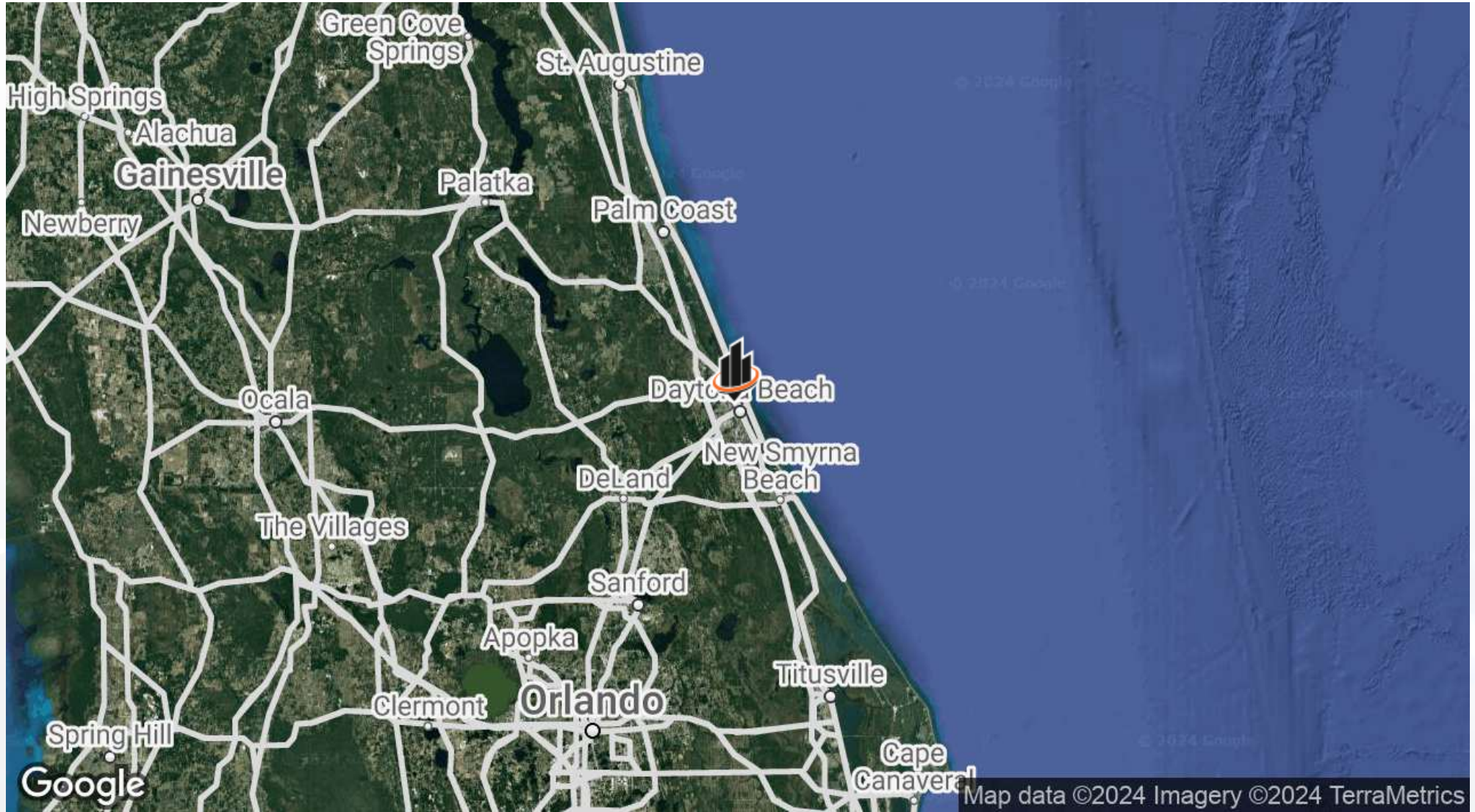
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

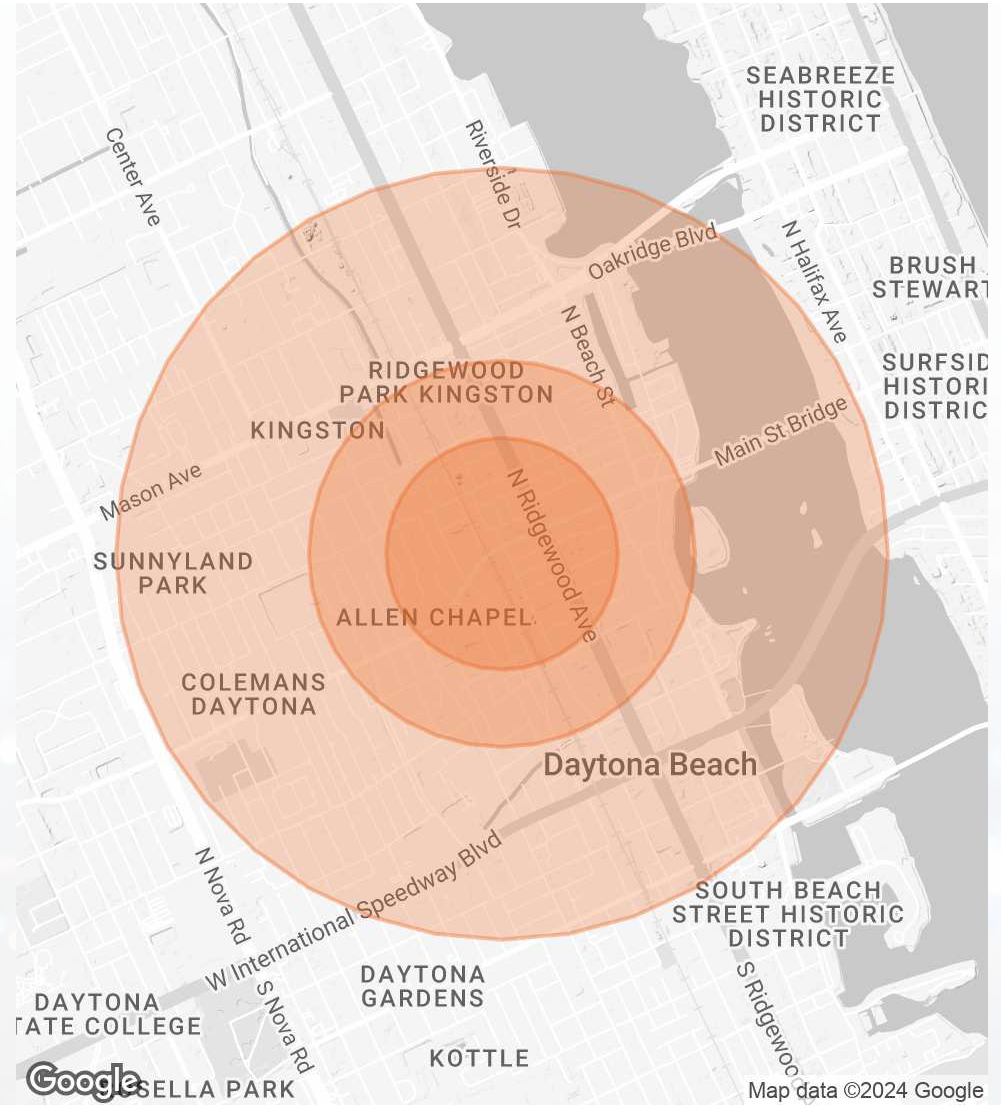
| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION | 2,067 | 4,211 | 10,664 |
| AVERAGE AGE | 39 | 37 | 39 |
| AVERAGE AGE (MALE) | 39 | 38 | 40 |
| AVERAGE AGE (FEMALE) | 39 | 37 | 39 |

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 714 | 1,336 | 3,866 |
| # OF PERSONS PER HH | 2.9 | 3.2 | 2.8 |
| AVERAGE HH INCOME | \$50,881 | \$46,476 | \$46,302 |
| AVERAGE HOUSE VALUE | \$175,465 | \$167,366 | \$189,514 |

Demographics data derived from AlphaMap



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