

FOR SALE



RETAIL PROPERTY – MULTI-TENANT
1933 S VOLUSIA AVE, ORANGE CITY, FL 32763

POSSIBLE INCOME PROPERTY:

If Rents \$12 PSF NNN
CAP Rate: 8.84%

If Rents \$15 PSF NNN
CAP Rate: 11%



PROPERTY HIGHLIGHTS

Possible Multiple Tenant Occupancy: Suite A 1,637 SF, Suite B 1,275 SF, See Final Page Flyer

- ***2,912 SF +/- Building** **Cost PSF: \$136**
- **Land Size: .42 acres +/-** **Access: Full Median Cut**
- **Zoning: CG-2** **FLU: CG** **Muni: Orange City**
- **Frontage US Hwy 17-92: 95 Linear Foot and 228 Linear Foot along W Fern Dr, running along its N side**
- **Close to: I-4, Ntl Retailers ++, Advent Health Hospital**
- **Real Estate Purchase Price: (REDUCED FROM \$475K) \$395,000**
- **Seller Financing Available: ASK BROKER**
- **Operating Pet Retail/Kenneling/Grooming Store Business**
- **Possible Sale of Business with Real Estate: ASK BROKER**

** See last page of the flyer showing est bldg footprint measurements*



Customer Parking showing parking & activity on day of photograph, 2pm on a Monday

Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

Cell: 407-733-8159

Fax: 321-549-6269

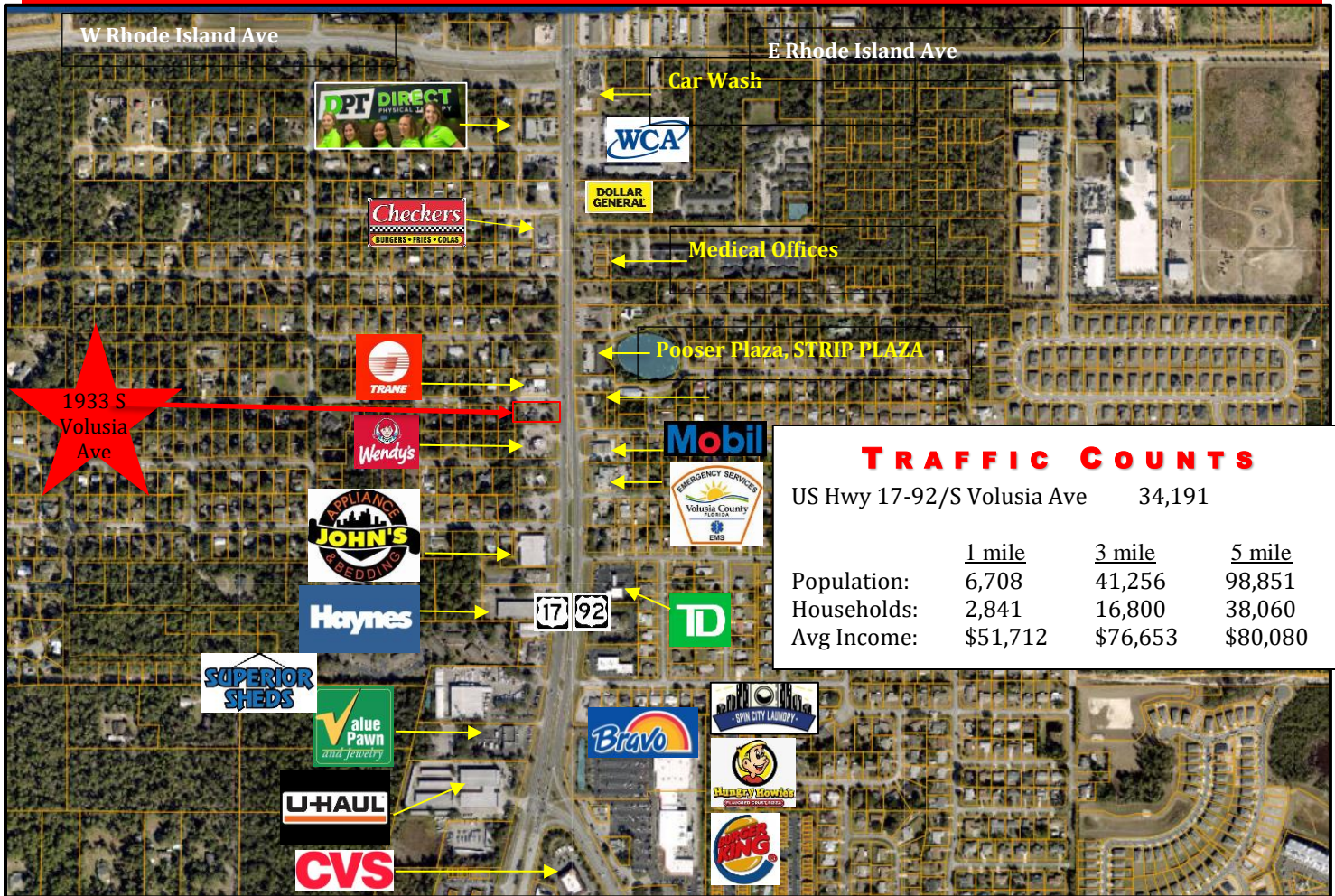
Scott@BossCRE.com

www.BossCRE.com

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RETAIL AERIAL OVERVIEW



TRAFFIC COUNTS

US Hwy 17-92/S Volusia Ave 34,191

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	6,708	41,256	98,851
Households:	2,841	16,800	38,060
Avg Income:	\$51,712	\$76,653	\$80,080



VIEW SOUTH, FROM W Fern Drive
North Side of Building

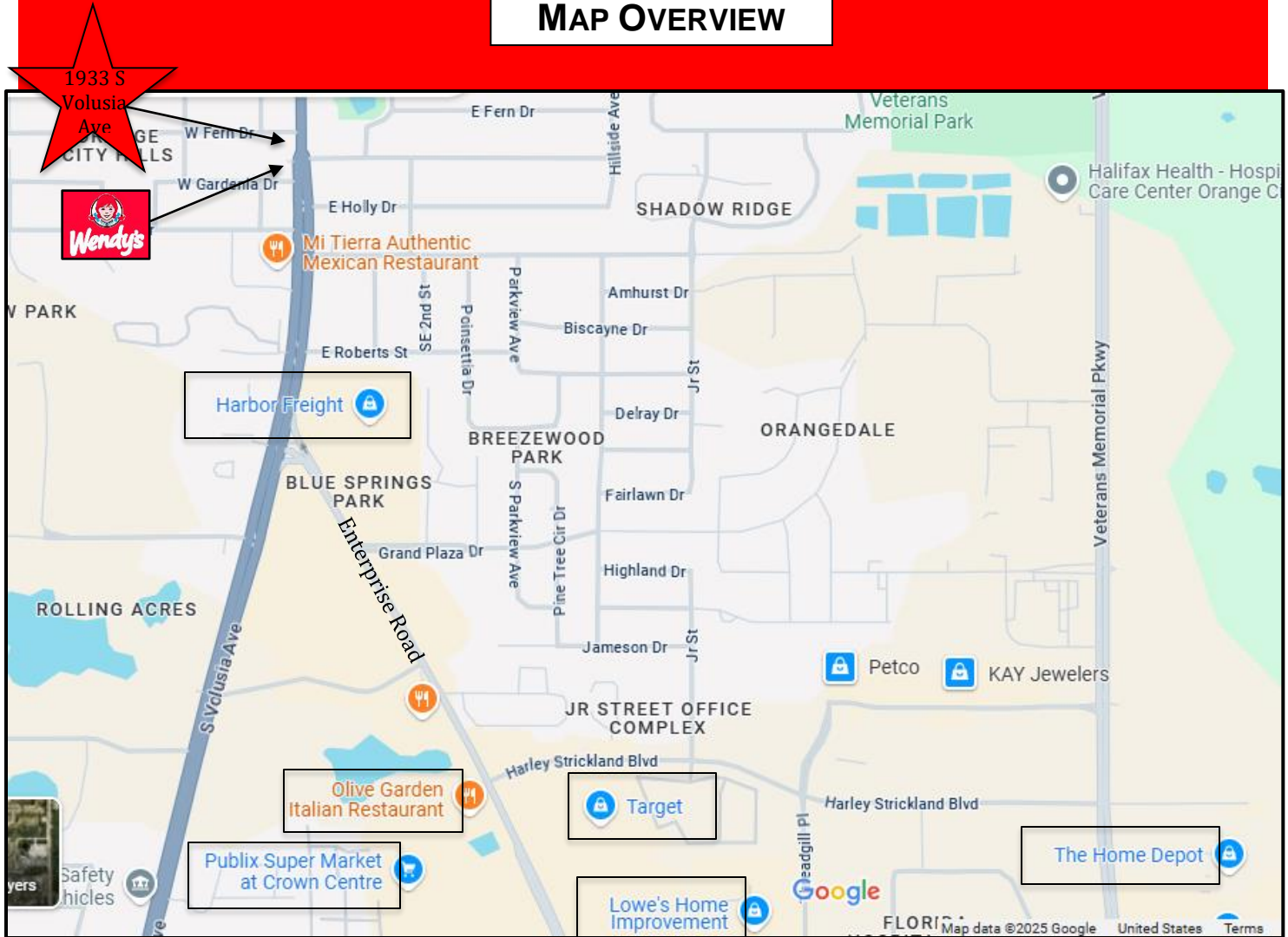
6 FT W x 7 FT H
Rollup Door

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MAP OVERVIEW



6 FT W x 7 FT H
Rollup Door

Boss Commerical Real Estate, LLC
Licensed Real Estate Brokers

2211 Saxon Dr
New Smyrna Beach, FL, 32169

Tel: 407-733-8159
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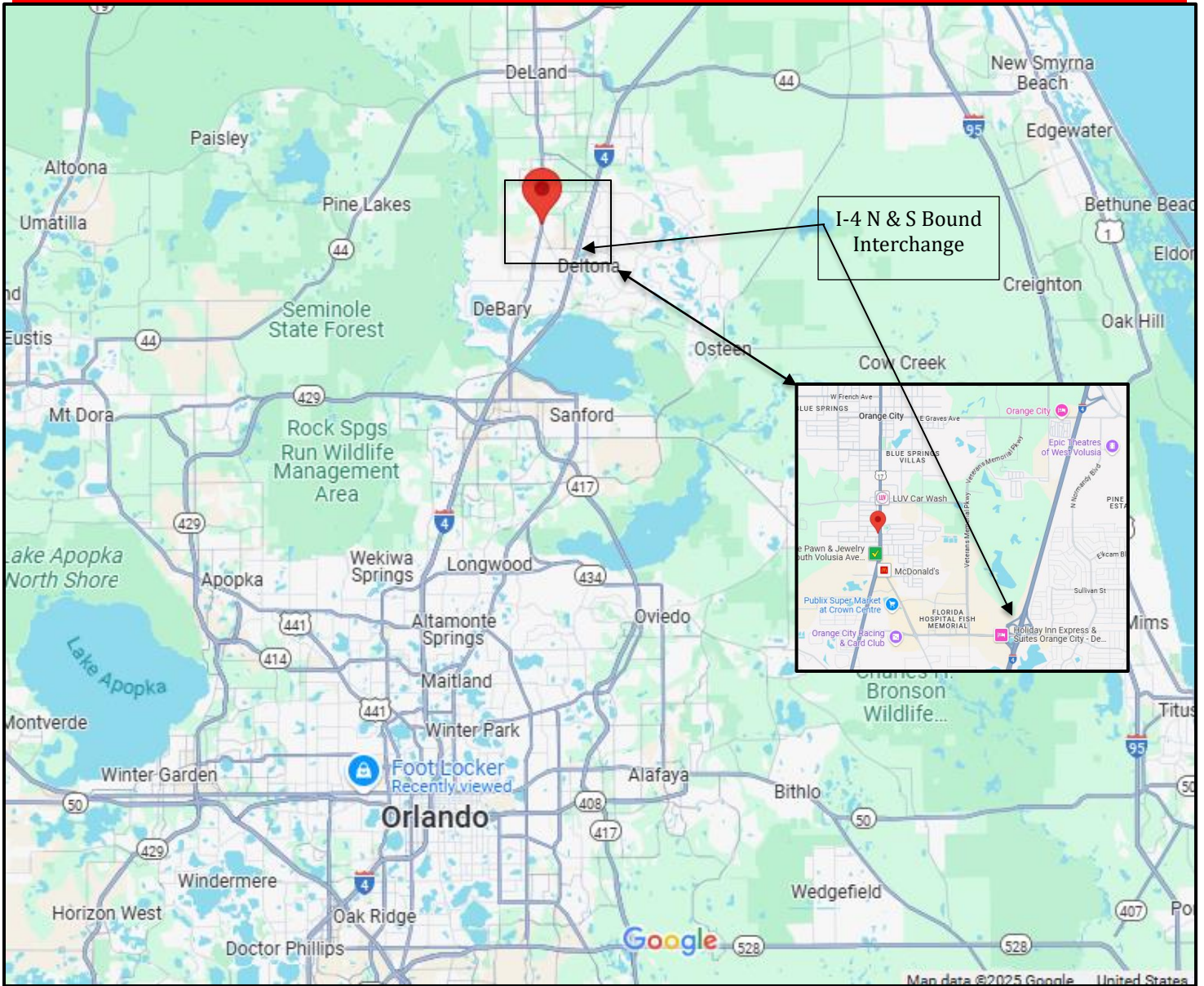
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MAP OVERVIEW



CONTACT

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FOOTPRINT OF THE BUILDING
Estimated Measurements are +/-
Est Total SF = 2,912 SF

Currently, Single
Tenant Occupied

REAR OF
PROPERTY

25'

51'

SUITE B
1,275 SF +/-

8'

12'

21'

14'

9'

16'

SUITE A
1,637 SF +/-

15'

5'

50'

FRONT OF
PROPERTY

78'

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