

FOR SALE

BOSS
COMMERCIAL REAL ESTATE

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



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

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POSSIBLE INCOME PROPERTY:

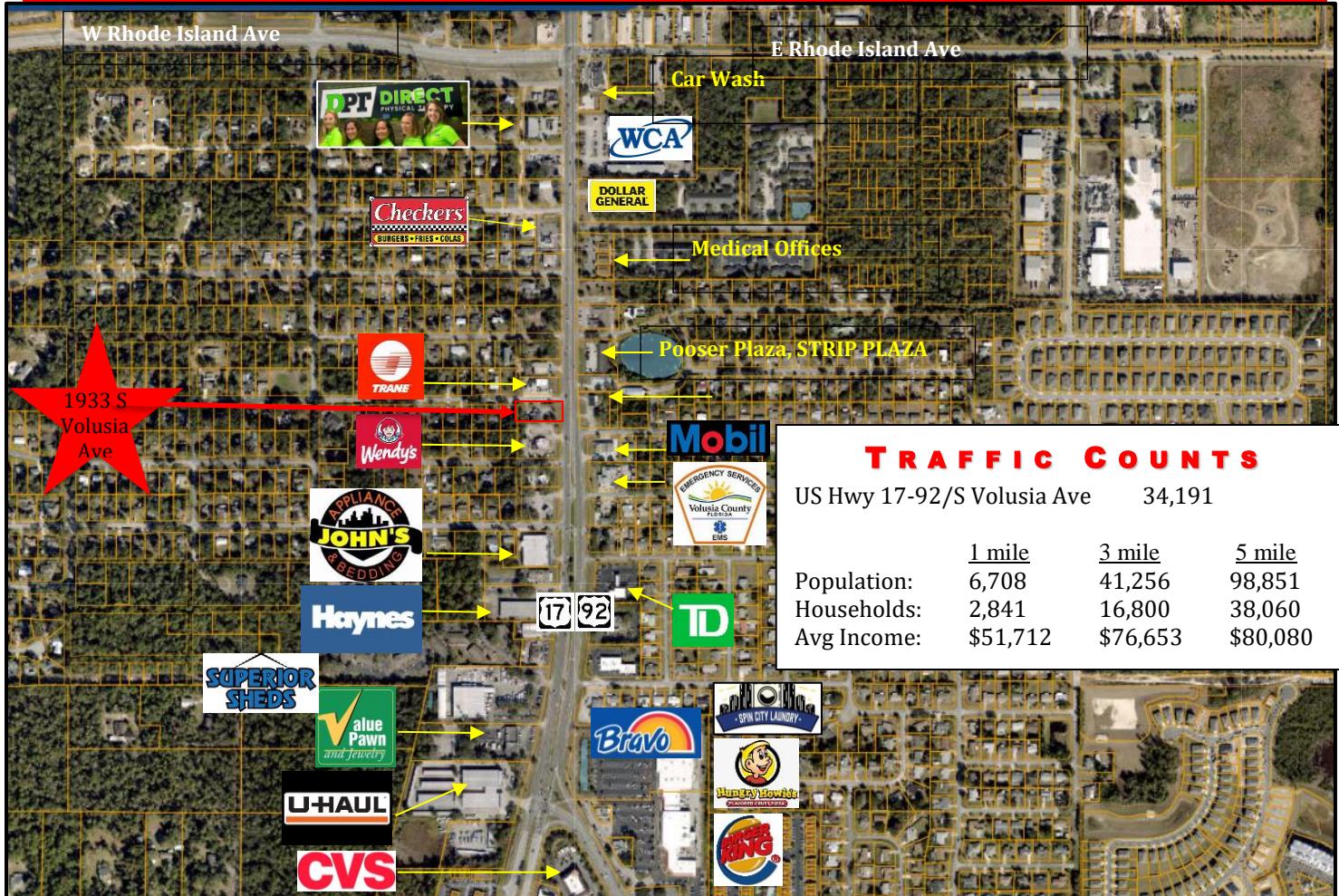
If Rents \$12 PSF NNN
CAP Rate: 8.84%

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

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RETAIL AERIAL OVERVIEW



TRAFFIC COUNTS

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

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



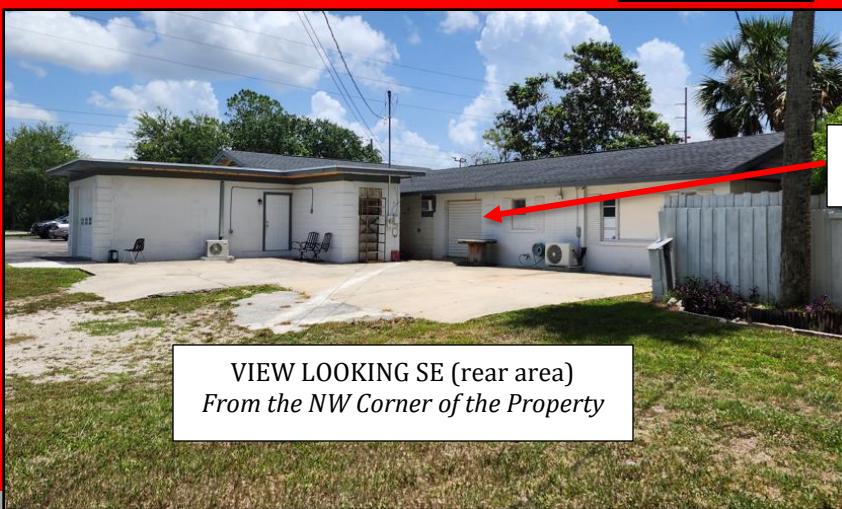
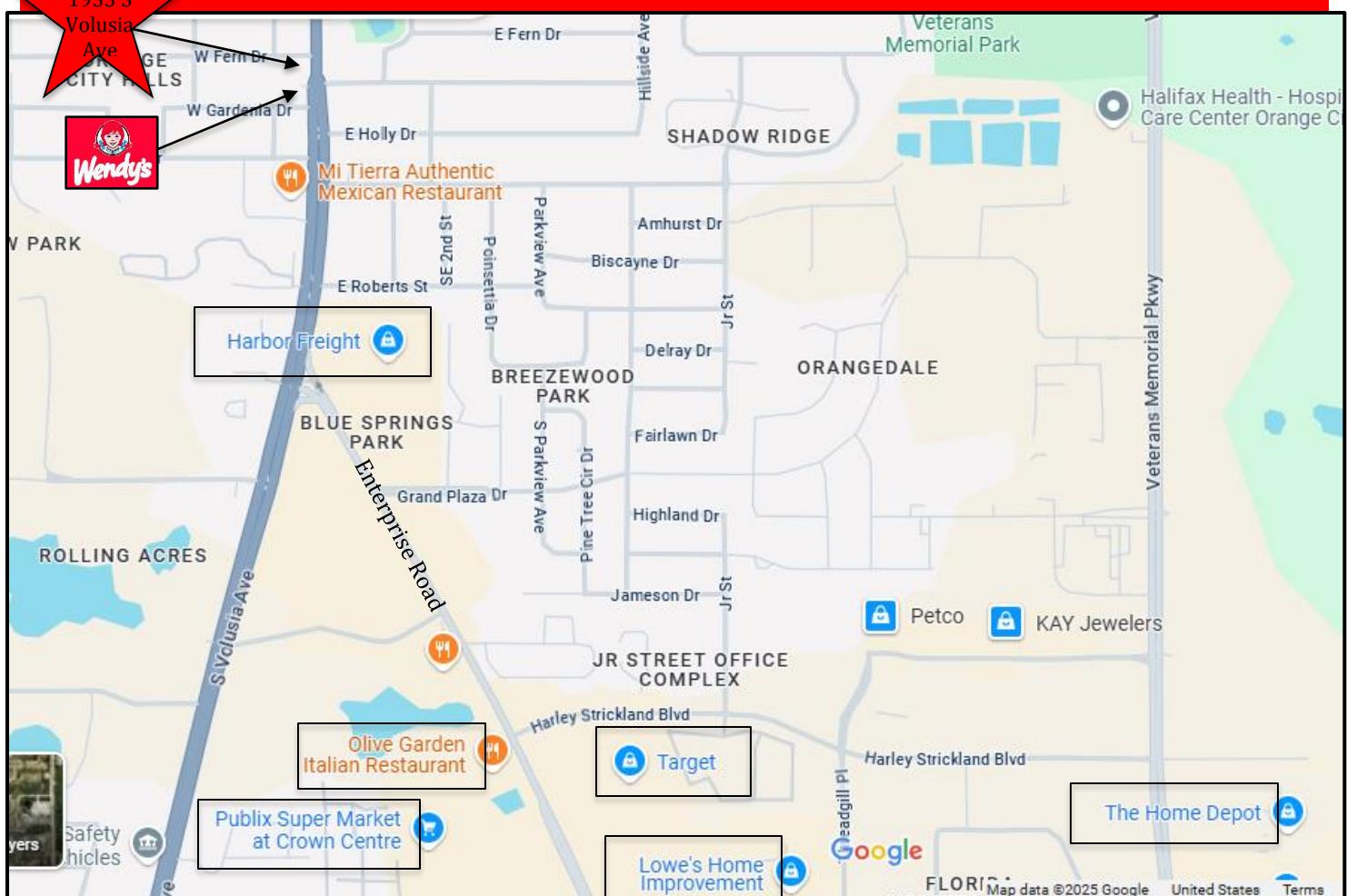
VIEW SOUTH, FROM W Fern Drive
North Side of Building

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MAP OVERVIEW



6 FT W x 7 FT H
Rollup Door

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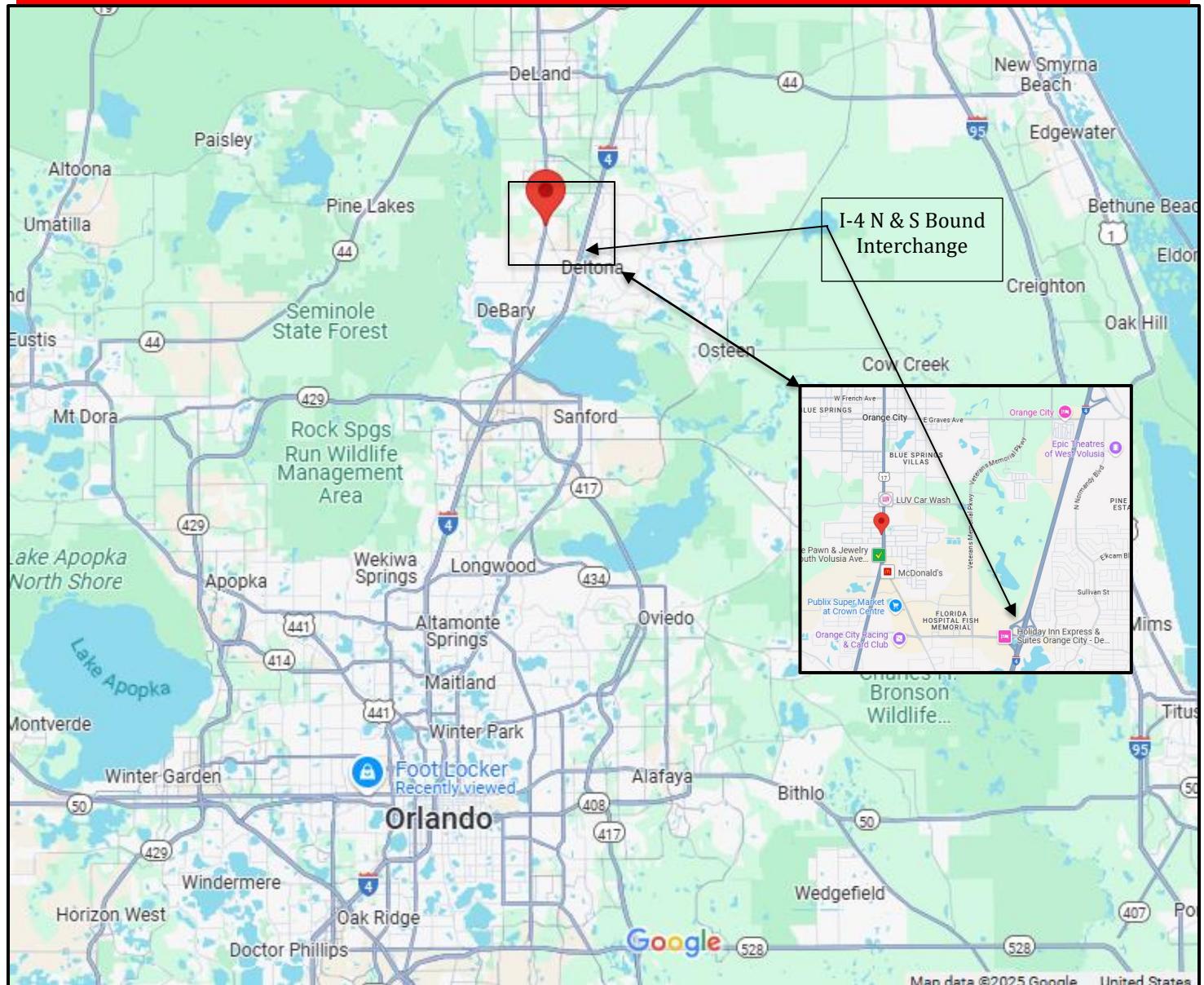
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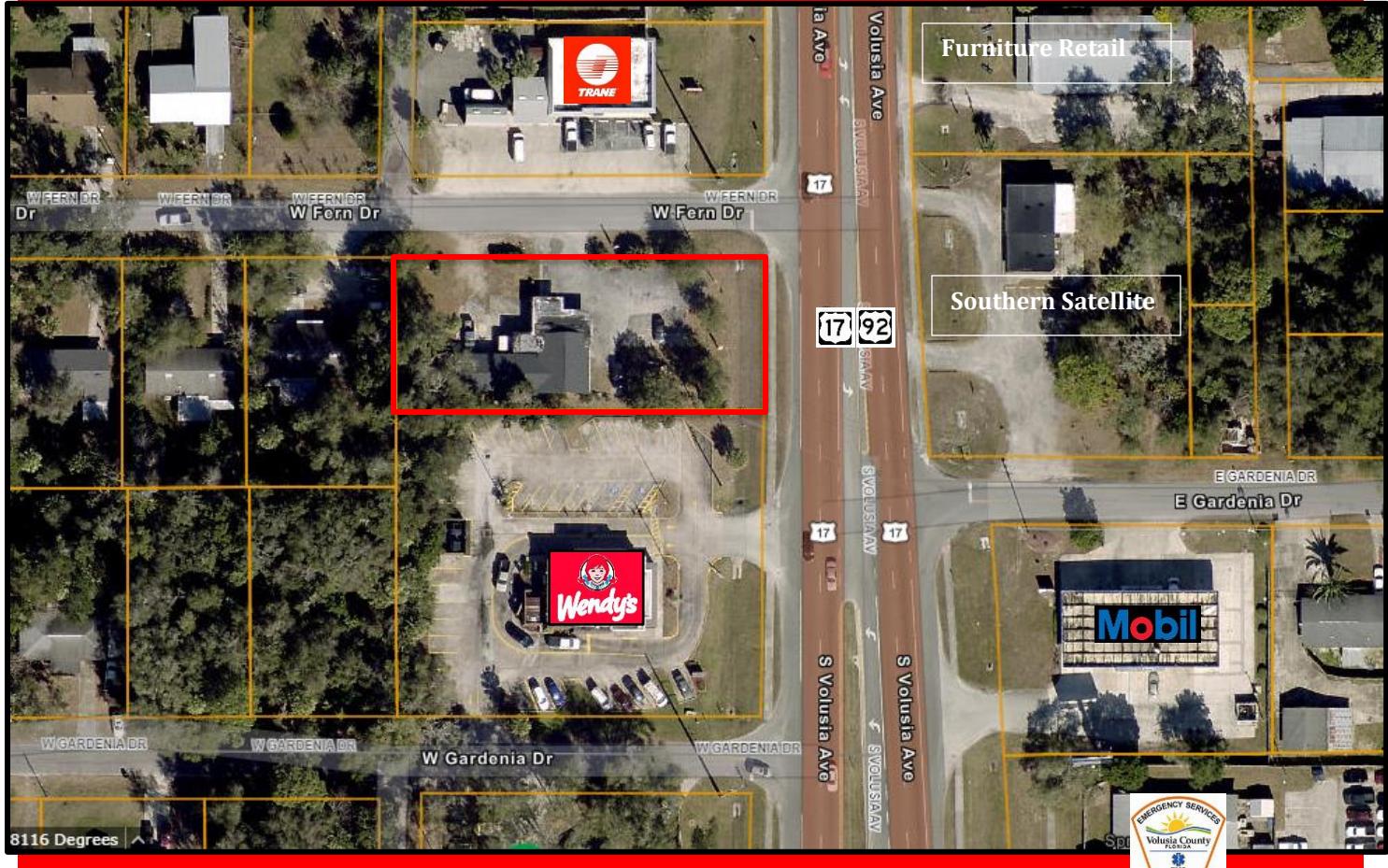
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FOOTPRINT OF THE BUILDING

Estimated Measurements are +/-
Est Total SF = 2,912 SF

REAR OF PROPERTY

25'

51'

SUITE B
1,275 SF +/-

8'

12'

15'

5'

21'

14'

SUITE A
1,637 SF +/-

78'

9'
16'

Currently, Single
Tenant Occupied

FRONT OF
PROPERTY

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