



SALE

Multi-Unit Warehouse Property For Sale

300 S YONGE ST

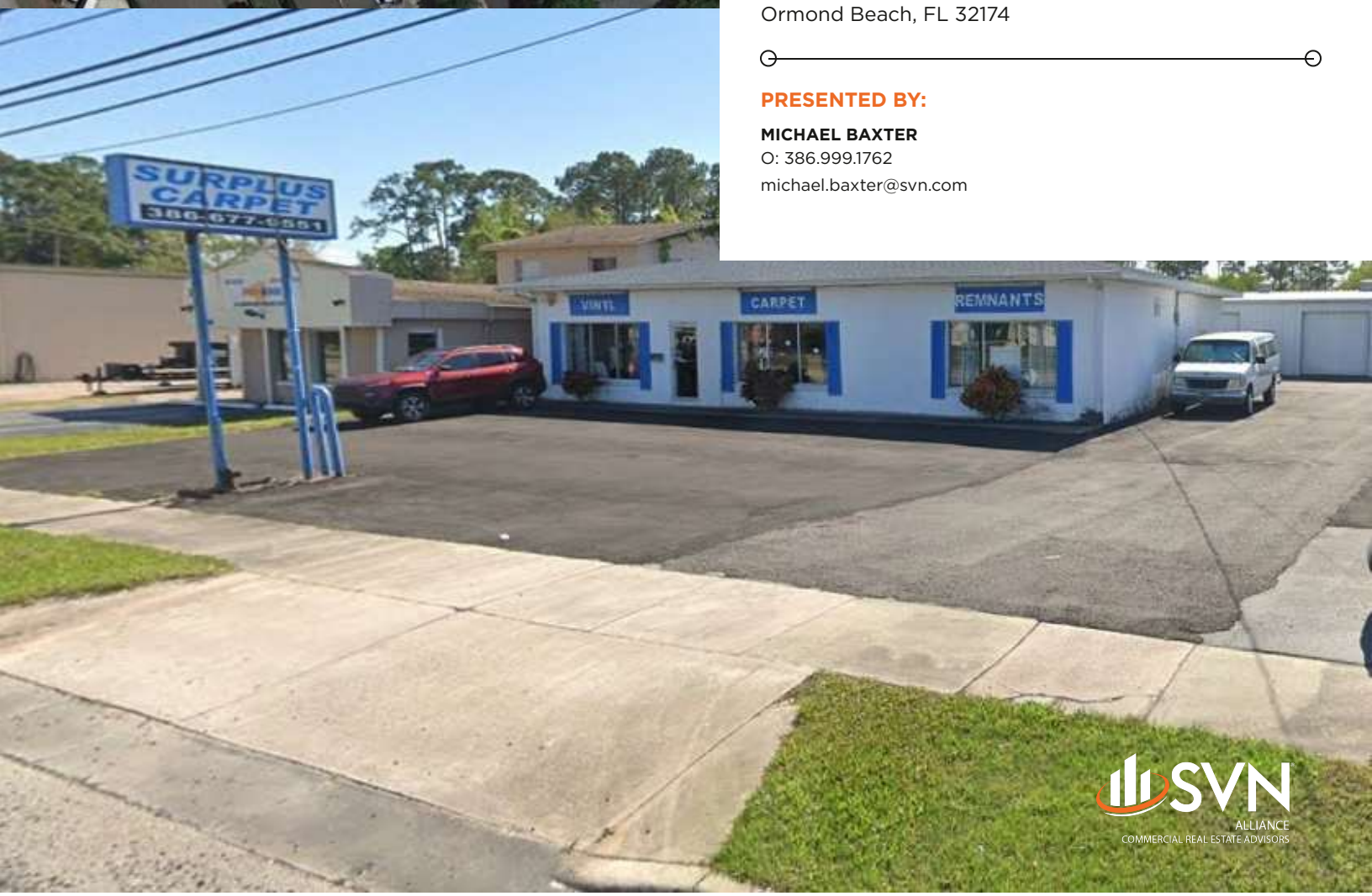
Ormond Beach, FL 32174

PRESENTED BY:

MICHAEL BAXTER

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,450,000
BUILDING SIZE:	12,840 SF
LOT SIZE:	0.7 Acres
PRICE / SF:	\$112.93
CAP RATE:	8.59%
NOI:	\$124,490
YEAR BUILT:	1973
ZONING:	B-5
APN:	42143210060250, 42143210060370, 42143210060350

PROPERTY OVERVIEW

Rare opportunity to purchase a property with existing warehouse space in Ormond Beach, FL.

ADD-VALUE by raising rents.

Ideal for an investor or an end-user that can occupy a portion of the property and collect rent to offset expenses.

PROPERTY HIGHLIGHTS

- 330 S. Yonge Street (concrete block construction) is rented for \$3,400/month (2,400 square feet) plus sales tax & utilities. Lease expires 09/24/2024. Roof installed 2018.
- 326 S. Yonge Street (steel construction) is rented for \$2,500/month (2,440 square feet) plus sales tax & utilities. Lease expires 01/31/2027. Rent increases to \$2,600/month on 02/01/2025 and \$3,000/month on 02/01/2026.
- 300 S. Yonge Street (steel construction) is made up of 8 warehouse units (1,000 square feet each). Six of these units are rented for \$1,050/month plus sales tax & utilities. 2 are vacant. All leases are short term.

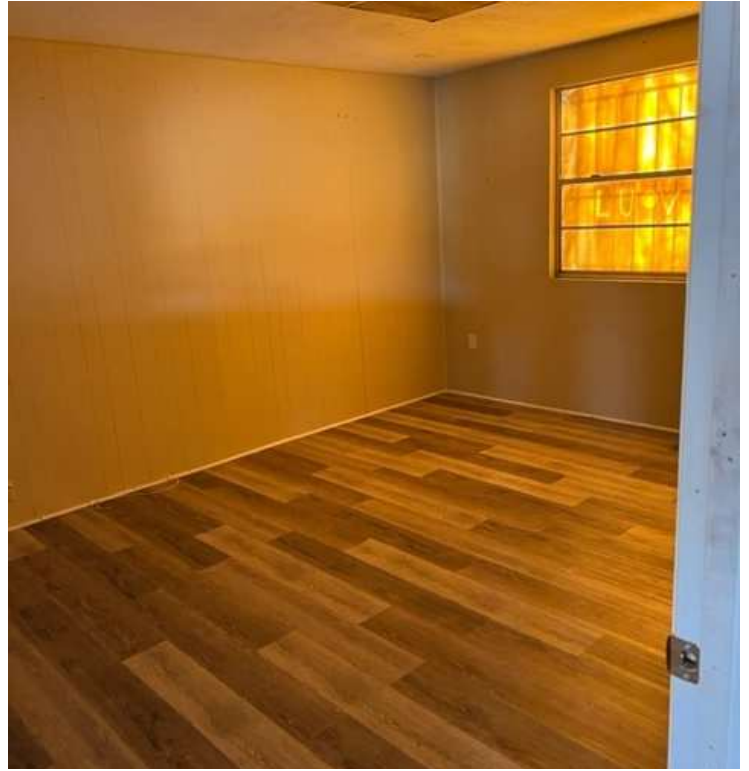
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EXTERIOR PHOTOS



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330 S. YONGE STREET



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
330 S. Yonge	Laughter Liquidation	2,400 SF	\$17.00	\$40,800.00	09/25/2023	09/24/2024
326 S. Yonge	Spartan Armor Coatings	2,440 SF	\$12.30	\$30,000.00	02/01/2024	03/31/2027
300 S. Yonge (1)	William Fletcher	1,000 SF	\$12.60	\$12,600.00	06/01/2024	11/30/2024
300 S. Yonge (2)	VACANT	-	-	-	-	-
300 S. Yonge (3)	Jesse Yenck	1,000 SF	\$12.60	\$12,600.00	m-m	m-m
300 S. Yonge (4)	Charles Winkler	1,000 SF	\$12.60	\$12,600.00	m-m	m-m
300 S. Yonge (5)	Laughter Liquidation	1,000 SF	\$12.60	\$12,600.00	01/22/2024	09/24/2024
300 S. Yonge (6)	Ray Cottrill	1,000 SF	\$12.60	\$12,600.00	m-m	m-m
300 S. Yonge (7)	Stuart Braum	1,000 SF	\$12.60	\$12,600.00	m-m	m-m
300 S. Yonge (8)	VACANT	1,000 SF	-	-	-	-

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INCOME & EXPENSES

INCOME SUMMARY

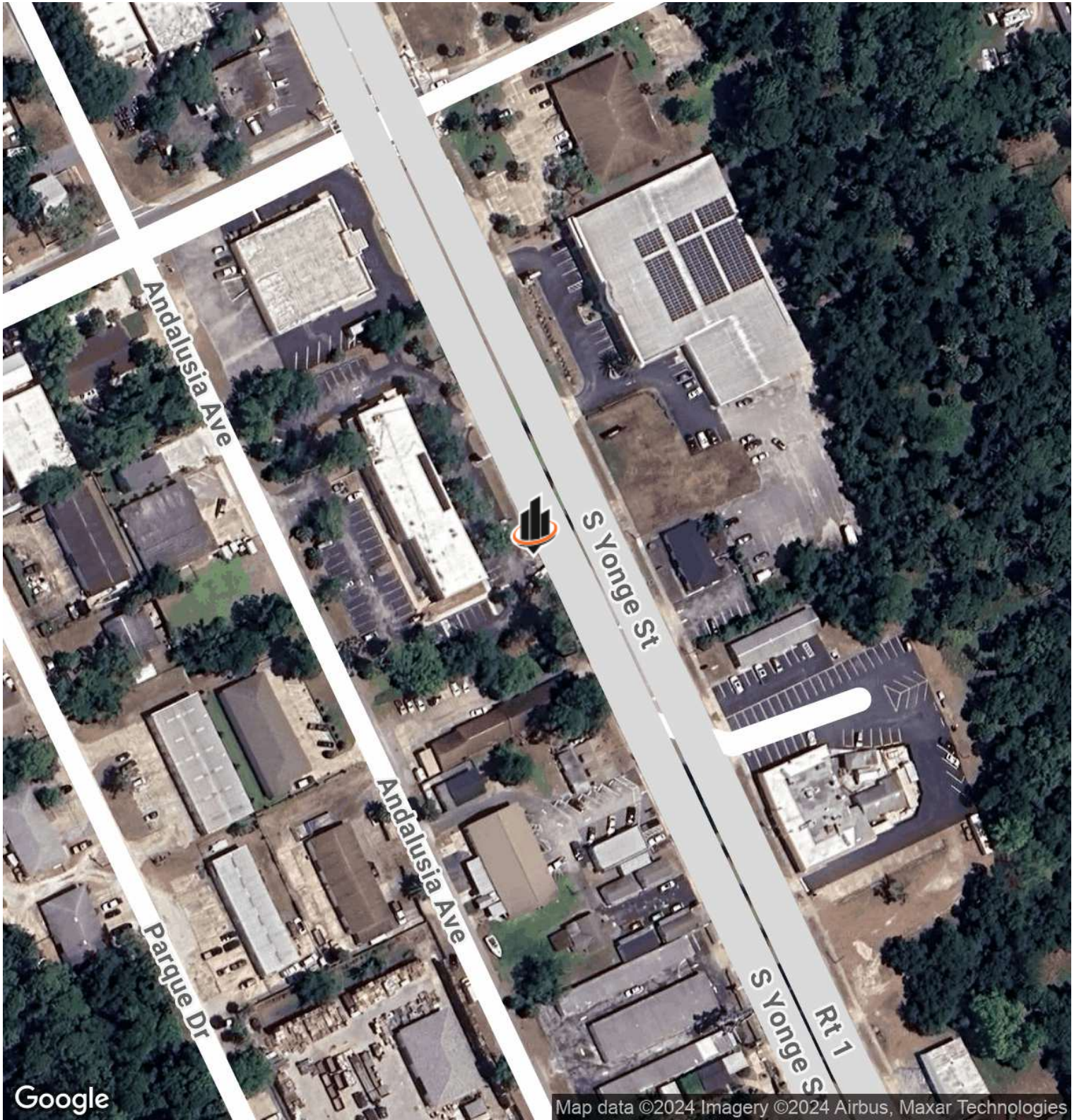
330 S. YONGE STREET (LAUGHTER LIQUIDATION)	\$40,800
326 S. YONGE STREET (SPARTAN ARMOR COATINGS, INC.)	\$30,000
300 S. YONGE STREET, UNIT 1 (WILLIAM FLETCHER)	\$12,600
300 S. YONGE STREET, UNIT 2 (VACANT-PROJECTED)	\$12,600
300 S. YONGE STREET, UNIT 3 (JESSE YENCK)	\$12,600
300 S. YONGE STREET, UNIT 4 (CHARLES WINKLER)	\$12,600
300 S. YONGE STREET, UNIT 5 (LAUGHTER LIQUIDATION)	\$12,600
300 S. YONGE STREET, UNIT 6 (ROY COTTRILL)	\$12,600
300 S. YONGE STREET, UNIT 7 (STUART BRAUM)	\$12,600
300 S. YONGE STREET, UNIT 8 (VACANT-PROJECTED)	\$12,600
TOTAL INCOME	\$171,600

EXPENSE SUMMARY

REAL ESTATES TAXES (3 PARCELS)	\$8,160
PROPERTY INSURANCE	\$7,481
ELECTRIC	\$5,879
WATER/GARBAGE	\$6,629
LANDSCAPING	\$900
PROPERTY MANAGEMENT	\$9,600
GROSS EXPENSES	\$38,649
NET OPERATING INCOME	\$124,490

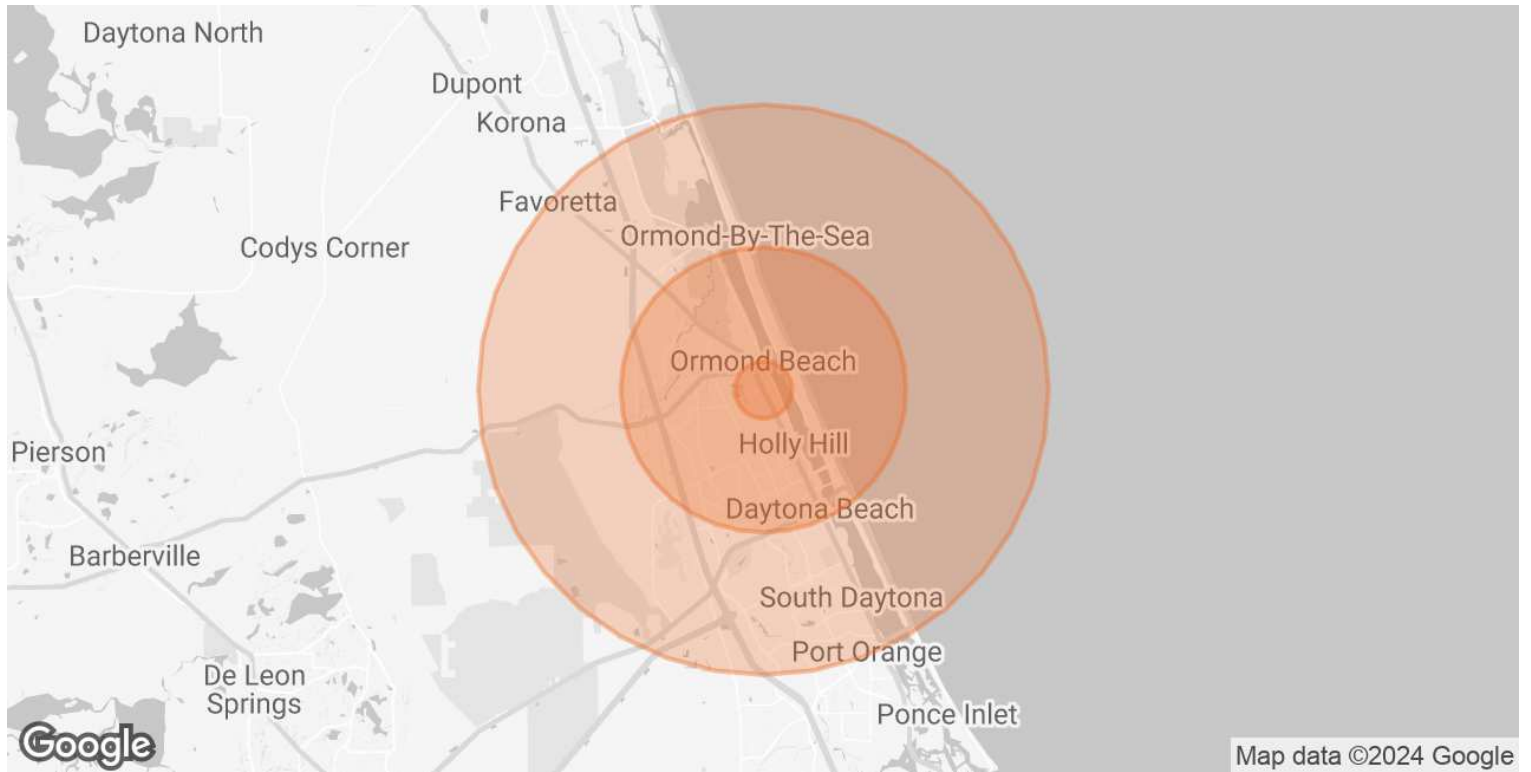
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,855	102,397	186,608
AVERAGE AGE	37.1	45.9	46.5
AVERAGE AGE (MALE)	35.0	45.1	45.6
AVERAGE AGE (FEMALE)	45.4	47.6	47.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,149	52,601	99,909
# OF PERSONS PER HH	2.2	1.9	1.9
AVERAGE HH INCOME	\$52,581	\$51,060	\$52,277
AVERAGE HOUSE VALUE	\$193,225	\$170,384	\$176,958

2020 American Community Survey (ACS)

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ADVISOR BIO 1



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Senior Advisor

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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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