



Opportunity Zone OZ-2

401 Mason Ave, Daytona Beach, FL 32117



COLDWELL BANKER
COMMERCIAL
BENCHMARK



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Opportunity Zone OZ-2

\$899,000

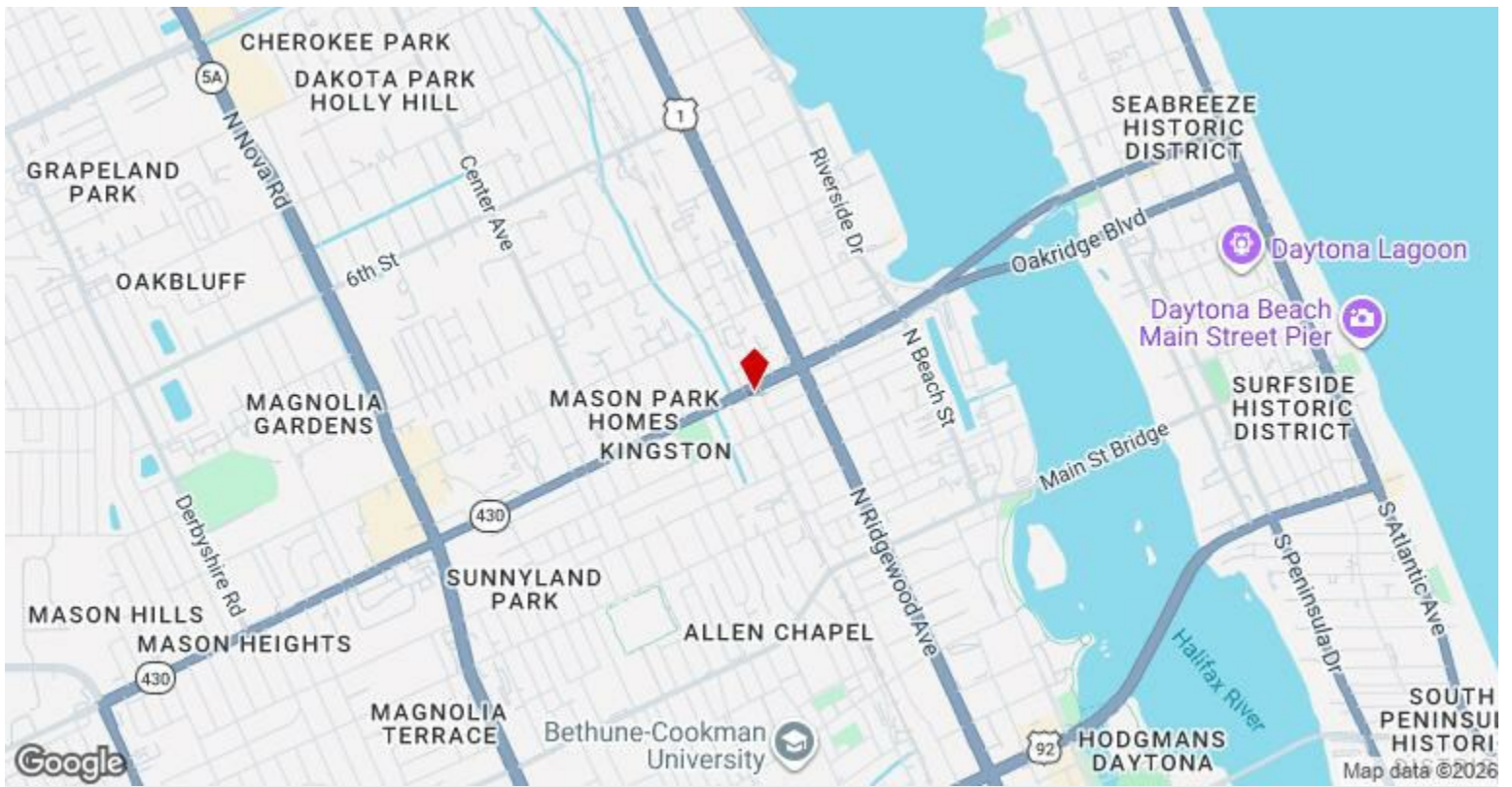
This property is in a federal Opportunity Zone providing exceedingly large tax benefits under the OBBBA (One Big Beautiful Bill Act). Hold 10 years and pay ZERO taxes on all appreciation. .

Owner will hold a note with \$250,000 down for 5 years at 7.0% amortized over 15 years. 60 days Due Diligence....

- Extremely busy main road in Daytona Beach with easy access to property. Adjacent railroad tracks, Possibility of a spur.
- 8 open garages with roll up doors.



Price:	\$899,000
Property Type:	Retail
Property Subtype:	Auto Repair
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	6.66%
Lot Size:	0.58 AC
Gross Building Area:	6,700 SF
Sale Conditions:	Redevelopment Project
No. Stories:	1
Year Built:	1972
Tenancy:	Multi
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	14 FT
Zoning Description:	M-1



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Property Photos



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