



708 W Park Ave

708 W Park Ave, Edgewater, FL 32132

Collado Real Estate



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\$639,000

Exceptional Investment Opportunity: Positioned on a prime avenue in a high-growth area, this property offers a very strong return on investment with excellent appreciation potential. Enjoy easy access and exceptional visibility, along with the opportunity to expand the square footage to maximize future value and revenue. This property is poised for continued growth and significant upside. Don't miss out on this rare opportunity!

INDUSTRIAL-ZONED property located in the centrally-located Park Avenue area between Edgewater and New Smyrna Beach. This 4,000 sq. ft. metal building has been separated into 5 spaces: 3 at 800 sq. ft., 1 at 1,000 sq. ft., and 1 at 600 sq. ft. There are five overhead doors, one for each bay. The property is over 1/2 acre, and includes 8 fenced areas that rent for \$100/month each. 6 are currently rented, and 1 is being used by the property landscaper. CAP Rate is 7.45%...



Price:	\$639,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment
Cap Rate:	7.45%
Lot Size:	27,978 SF
Gross Building Area:	4,000 SF
Rentable Building Area:	4,000 SF
No. Stories:	1
Year Built:	1979
Tenancy:	Multiple
Parking Ratio:	3.25/1,000 SF
No. Drive In / Grade-Level Doors:	5
Zoning Description:	0711



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Property Photos

