

**SALE**

# 40 N Yonge St

**40 N YONGE ST**

Ormond Beach, FL 32174



**PRESENTED BY:**

**PATRICK M. OPALEWSKI, CCIM**

O: 386.295.9676

patrick.opalewski@svn.com

FL #BK3042967

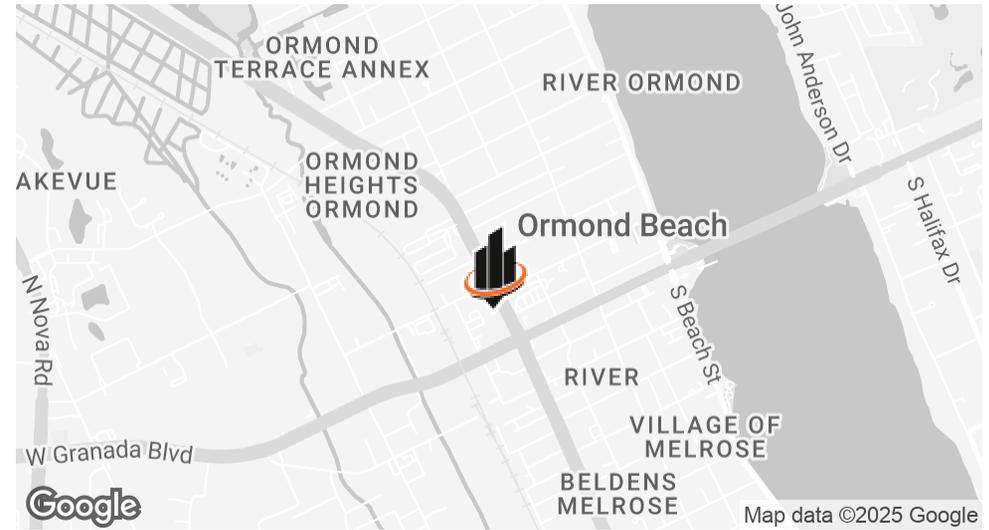
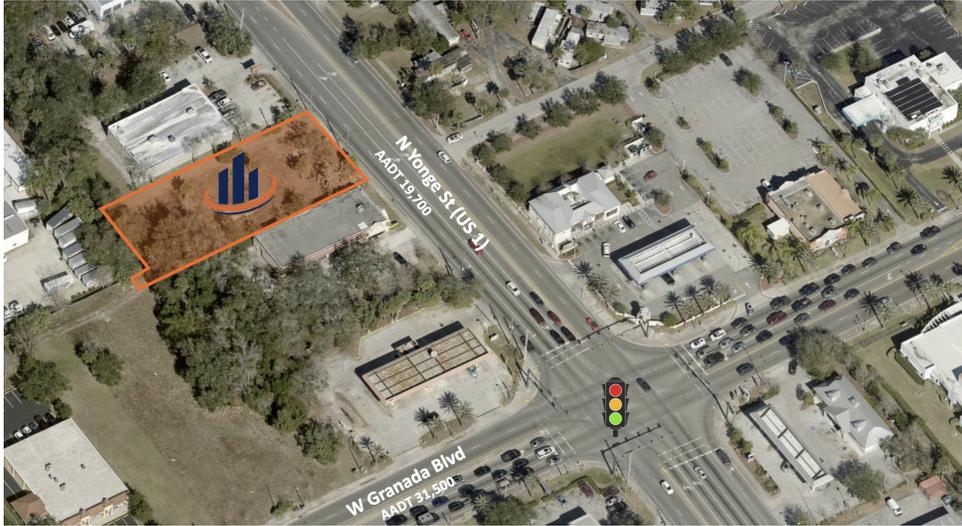


N Yonge St (US-1)  
AADT 19,700

W Granada Blvd  
AADT 31,500



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$449,000
<b>LOT SIZE:</b>	+/- 0.55 Acres
<b>ZONING:</b>	B-4 Commercial (City of Ormond Beach)
<b>LOT DIMENSIONS:</b>	100' x 240'
<b>PARCEL ID:</b>	4241-0701-0190

### PATRICK M. OPALEWSKI, CCIM

O: 386.295.9676

patrick.opalewski@svn.com

FL #BK3042967

40 N YONGE ST | Ormond Beach, FL 32174

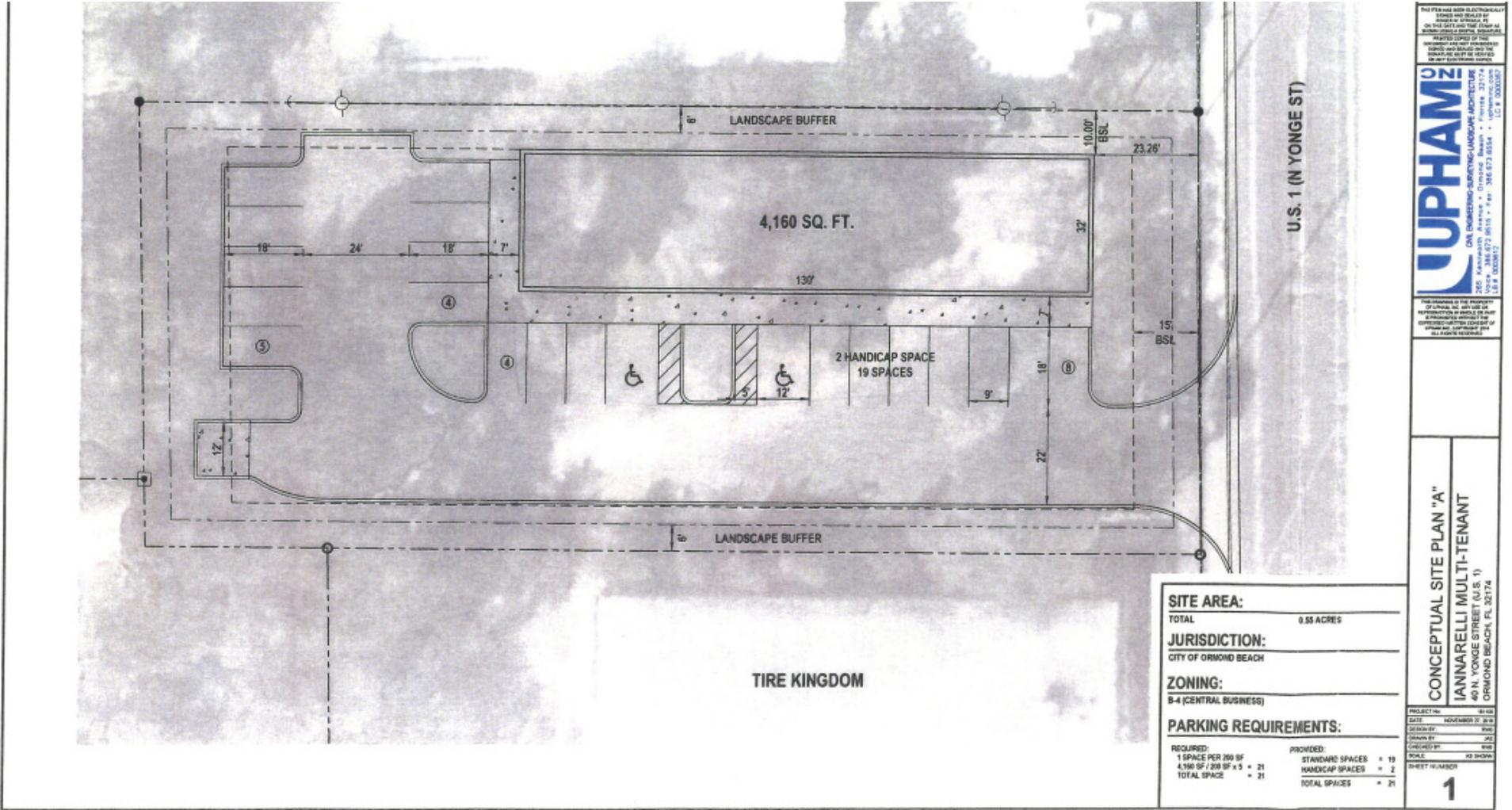
## PROPERTY DESCRIPTION

Located in Ormond Beach's high growth Central Business District. Great exposure strategically positioned just off one of Ormond's busiest intersections (Granada Blvd. & US Hwy 1). The 0.55-acre site has versatile zoning allowing retail, office and medical uses. Up to 4,000 SF could be developed with utilities available. Ideal for an owner/user wanting to construct their own building, increase visibility, and have the potential to generate additional income by leasing excess space.

## PROPERTY HIGHLIGHTS

- Great exposure, high visibility
- Strong growth area
- Located in Downtown Business District

# CONCEPTUAL PLAN



<b>SITE AREA:</b>	
TOTAL	0.55 ACRES
<b>JURISDICTION:</b>	
CITY OF ORMOND BEACH	
<b>ZONING:</b>	
B-4 (CENTRAL BUSINESS)	
<b>PARKING REQUIREMENTS:</b>	
<b>REQUIRED:</b>	<b>PROVIDED:</b>
1 SPACE PER 200 SF	STANDARD SPACES = 19
4,160 SF / 200 SF x 5 = 21	HANDICAP SPACES = 2
TOTAL SPACE = 21	TOTAL SPACES = 21

THIS PLAN AND ALL ELECTRICAL, MECHANICAL AND PLUMBING WORK SHOWN HEREON IS THE PROPERTY OF LUPHAMANI AND SHALL REMAIN THE PROPERTY OF LUPHAMANI. ANY REVISIONS TO THIS PLAN SHALL BE MADE BY LUPHAMANI AND SHALL BE THE PROPERTY OF LUPHAMANI.

**LUPHAMANI**  
 CIVIL ENGINEERING/SURVEYING/LANDSCAPE ARCHITECTURE  
 100 N. YONGE STREET, SUITE 207  
 ORMOND BEACH, FL 32174  
 P.O. BOX 386,672 ORL 15 • P. 386.672.8554 • F. 386.672.8554  
 LIC # 0000012

**CONCEPTUAL SITE PLAN "A"**  
**IANNARELLI MULTI-TENANT**  
 40 N. YONGE STREET (U.S. 1)  
 ORMOND BEACH, FL 32174

PROJECT NO. 2018-0118  
 DATE: NOVEMBER 20, 2018  
 DESIGN BY: PMS  
 DRAWN BY: JPC  
 CHECKED BY: PMS  
 SCALE: AS SHOWN  
 SHEET NUMBER  
**1**

**PATRICK M. OPALEWSKI, CCIM**  
 O: 386.295.9676  
 patrick.opalewski@svn.com  
 FL #BK3042967