



**SALE**

# Daytona Beachside Residential Professional

**20 N HALIFAX AVENUE**

Daytona Beach, FL 32118

PRESENTED BY:

**MICHAEL BAXTER**

O: 386.999.1762

michael.baxter@svn.com

**CARL W. LENTZ IV, MBA,  
CCIM**

O: 386.566.3726

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FL #BK3068067

**TIM C. DAVIS, CCIM**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$699,000
<b>NUMBER OF UNITS:</b>	1
<b>LOT SIZE:</b>	0.43 Acres
<b>BUILDING SIZE:</b>	2,232 SF

## PROPERTY DESCRIPTION

Fantastic opportunity to locate your business in beautiful Daytona Beach, FL.

Ideal for professional use (Attorney, CPA, title company, etc) with owner's quarters upstairs.

Currently set up as a professional office with a 6 bedroom, 1.5 bath home.

This property comes with a buildable lot next door for expansion/parking.

## PROPERTY HIGHLIGHTS

- Detached garage for storage/covered parking.
- Owner currently rents the empty lot for Bike Week parking for income.
- Property has a monument sign on Halifax Avenue.
- Termite Bond 2023.
- RP (Residential/Professional) Zoning.

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# INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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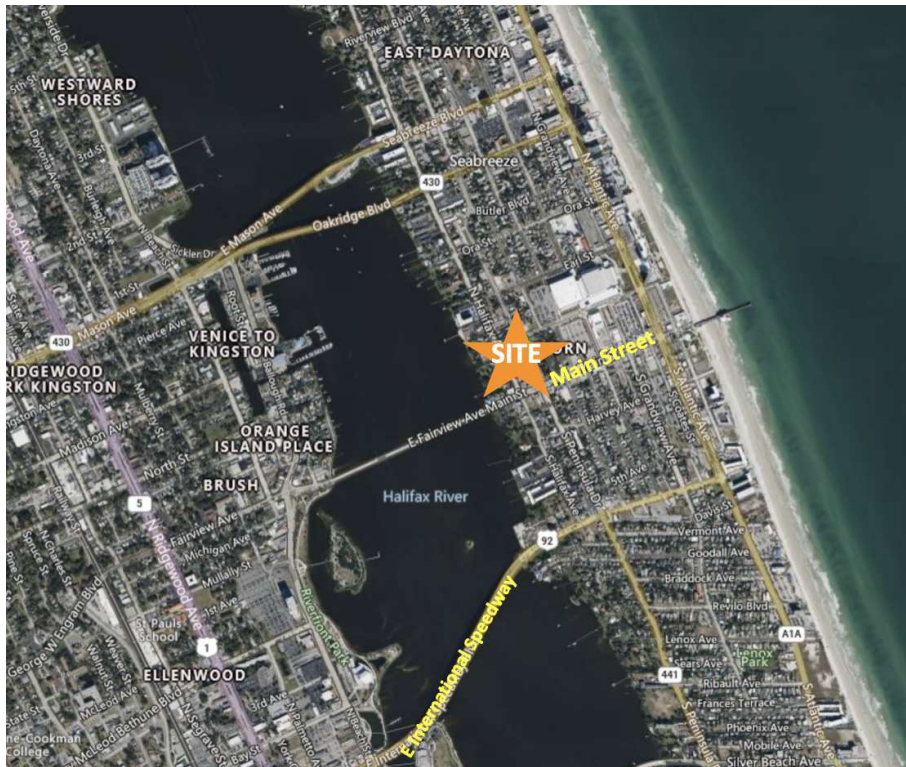
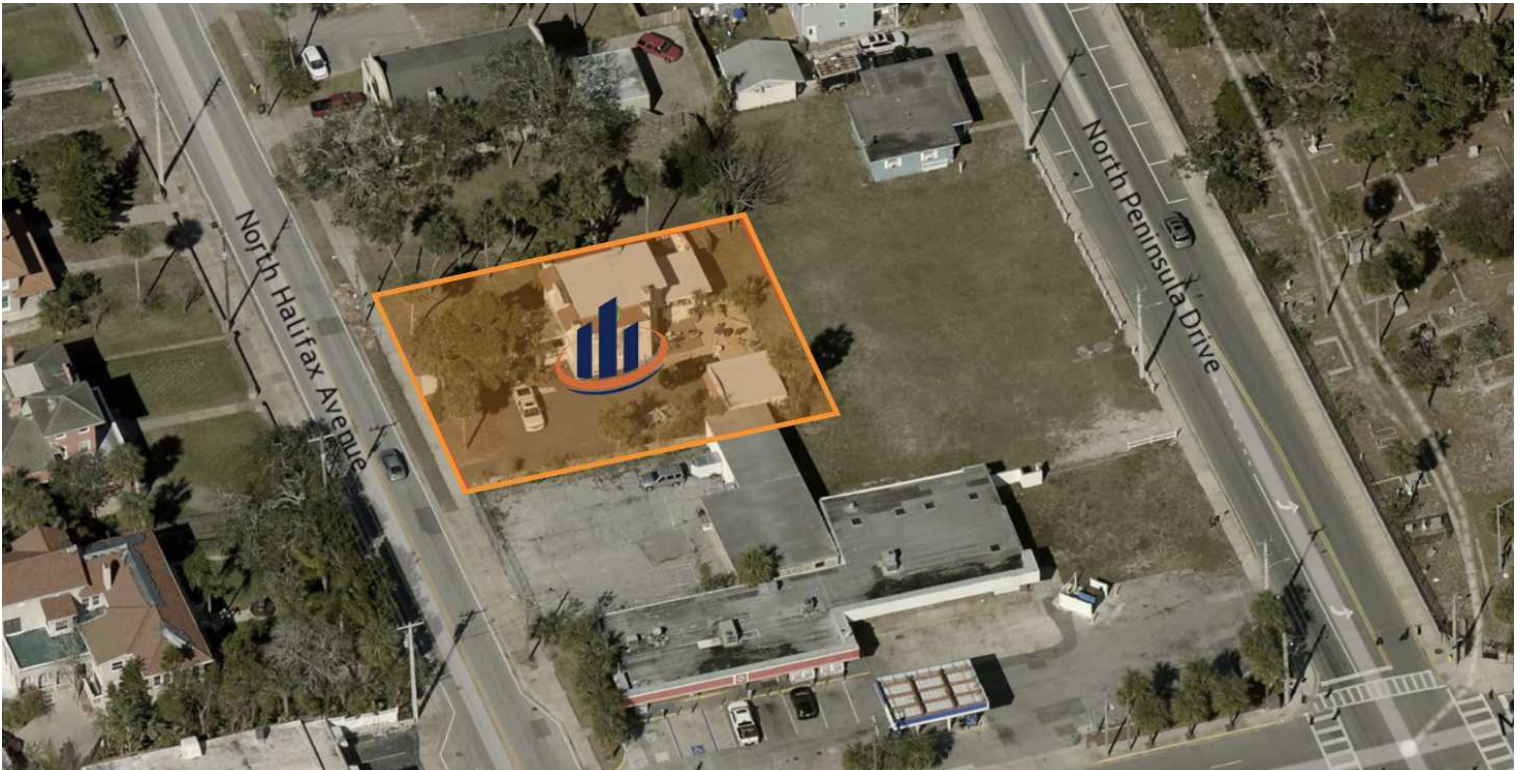
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# ADDITIONAL PHOTOS



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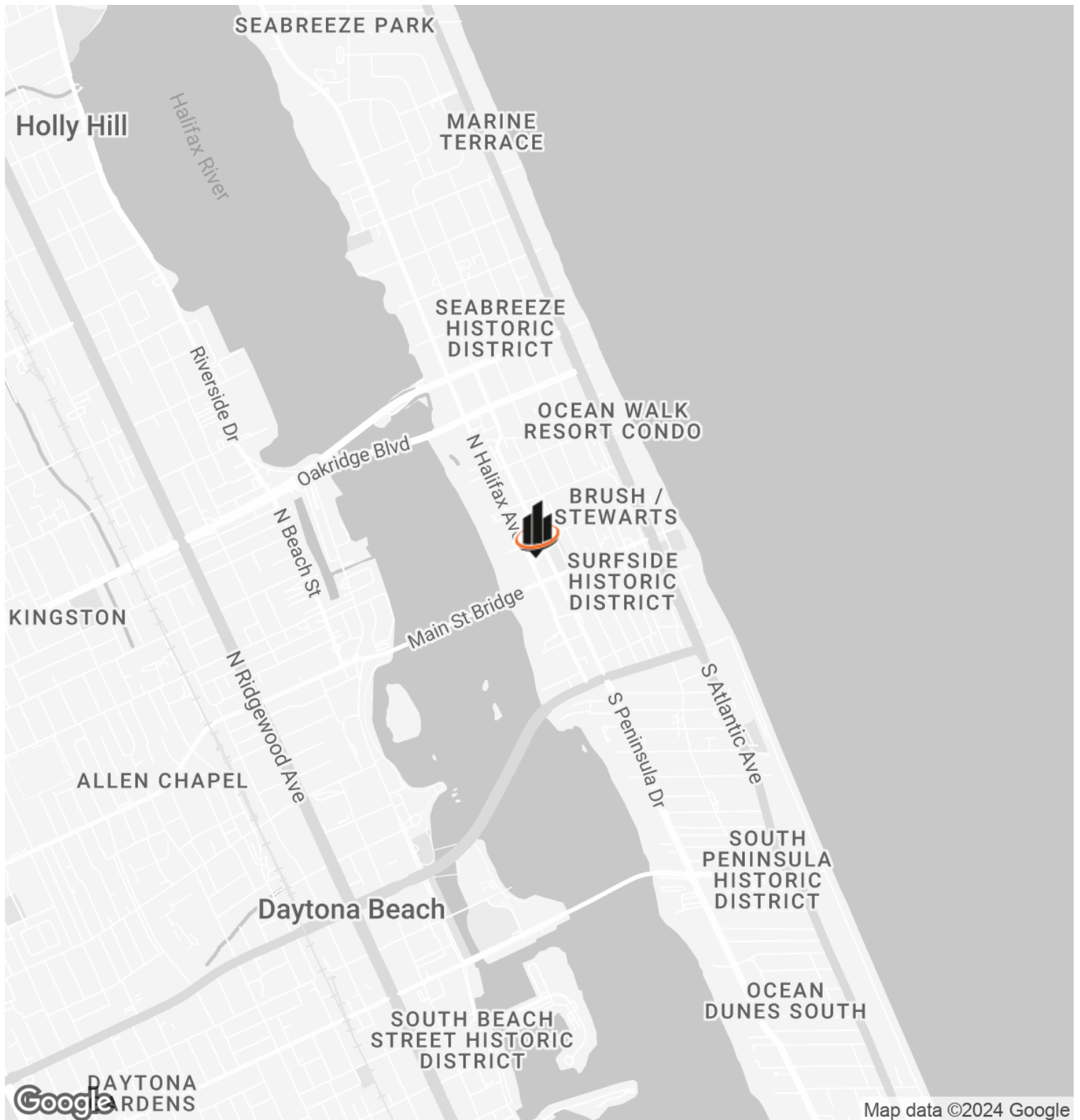
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# LOCATION MAP



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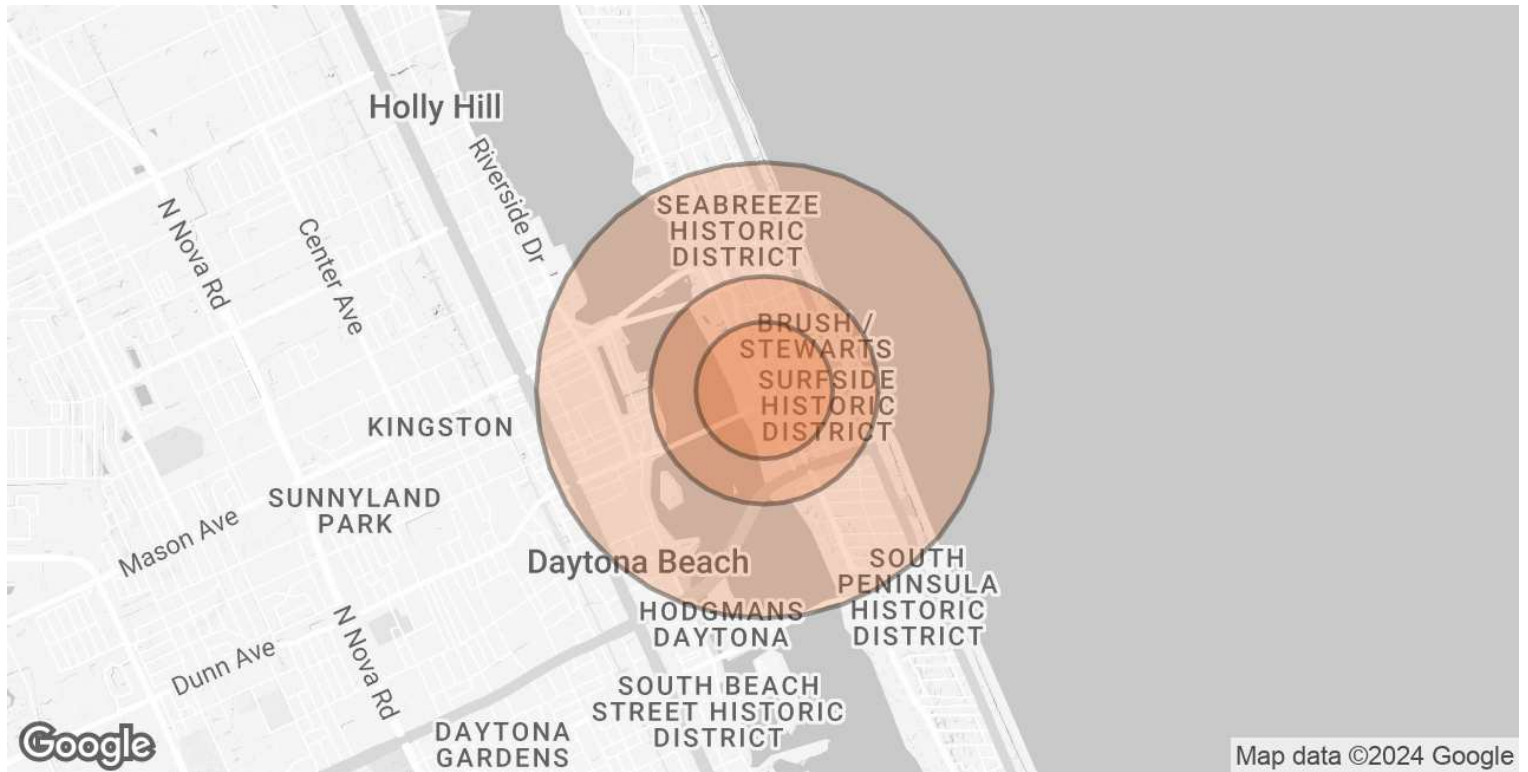
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	728	2,168	7,171
<b>AVERAGE AGE</b>	46	46	48
<b>AVERAGE AGE (MALE)</b>	46	46	48
<b>AVERAGE AGE (FEMALE)</b>	45	46	47

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	409	1,200	3,786
<b># OF PERSONS PER HH</b>	1.8	1.8	1.9
<b>AVERAGE HH INCOME</b>	\$34,691	\$38,456	\$51,549
<b>AVERAGE HOUSE VALUE</b>	\$336,511	\$323,777	\$309,938

Demographics data derived from AlphaMap

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## ADVISOR BIO 1



### MICHAEL BAXTER

Senior Advisor

michael.baxter@svn.com

Direct: **386.999.1762** | Cell: **386.999.1762**

### 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)

#### SVN | Alliance Commercial Real Estate Advisors

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