

SALE / LEASE

STUDIO/OFFICE BUILDING FOR SALE IN ORANGE CITY FLORIDA

2250 N Volusia Ave Orange City, FL 32763



PROPERTY DESCRIPTION

Presenting a prime investment opportunity in the sought-after Daytona Beach-Orlando area, this property features a 1,995 SF building, ideally suited for a special purpose or other unique investment. Built in 1959, the property boasts versatile CG-1 and R-1 zoning, offering flexibility for a range of potential uses. With a strategic location in a dynamic commercial landscape, this property presents an attractive proposition for investors looking to capitalize on the diverse opportunities available in Central Florida. Its prime positioning within the Daytona Beach-Orlando market makes it a compelling choice for those seeking a distinct and adaptable investment option.

PROPERTY HIGHLIGHTS

- Located between Daytona Beach and Orlando
- Close access to Interstate 4
- Lease as a Recording Studio or Creative Office
- Centrally located between Daytona Beach and Orlando

OFFERING SUMMARY

Sale Price:	\$339,900
Lease Rate:	\$19.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,995 SF
Lot Size:	31,704 SF
Building Size:	1,995 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	169	403	1,535
Total Population	412	998	3,791
Average HH Income	\$93,359	\$92,382	\$97,985

Anthony Avila
(386) 532-4119

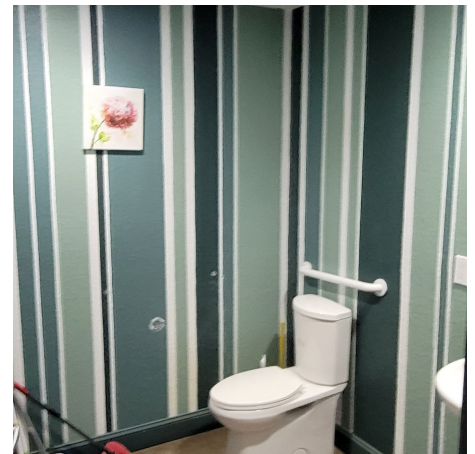


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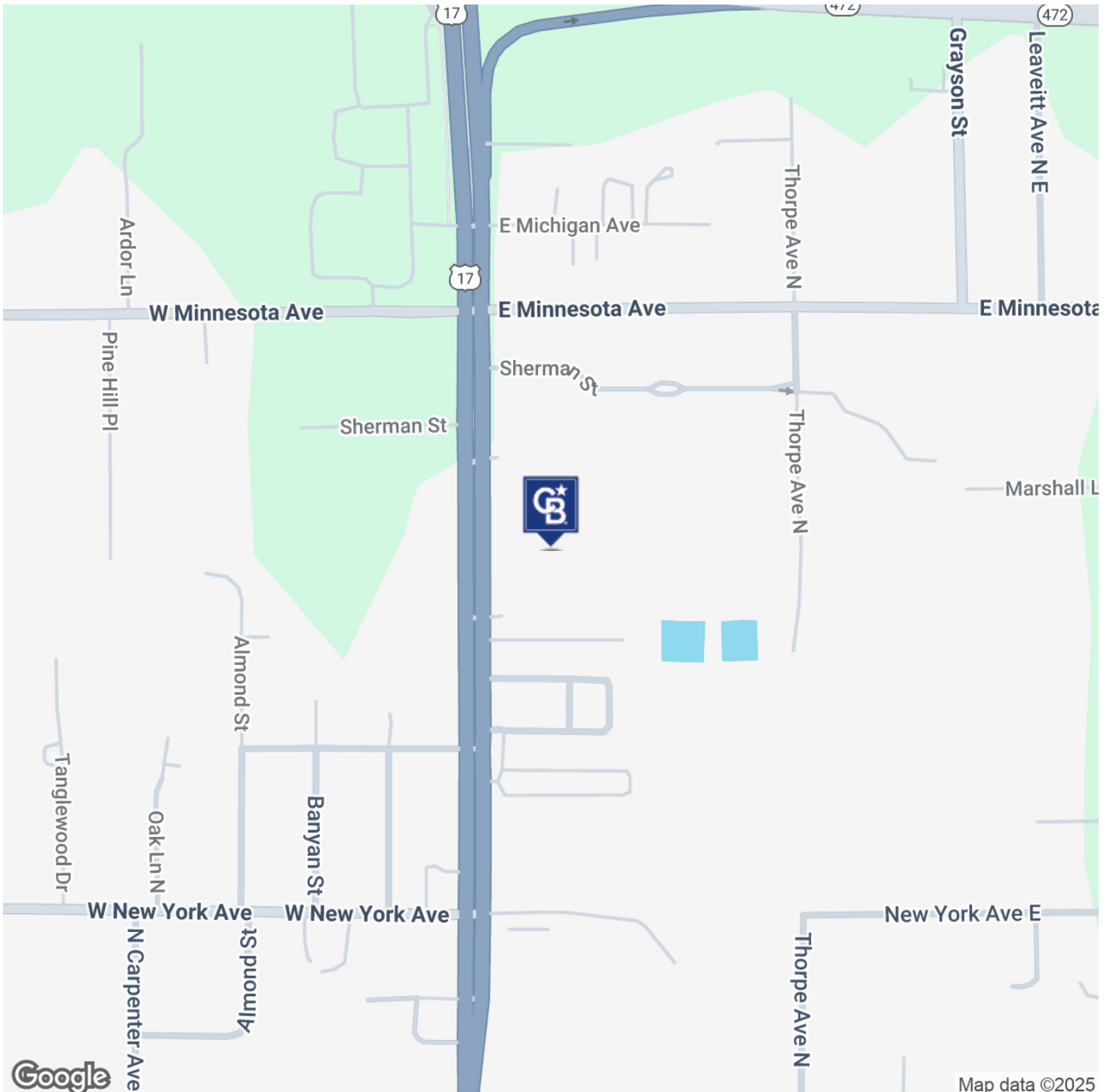


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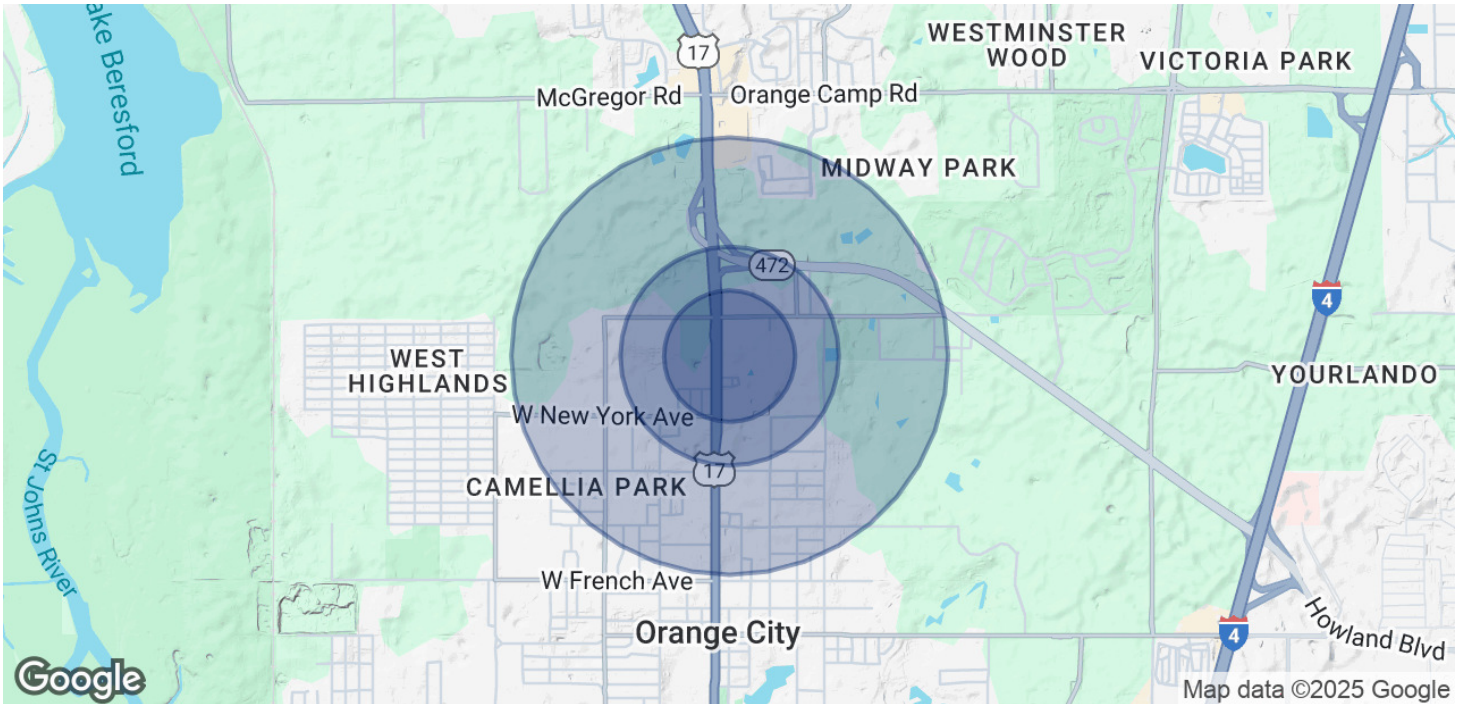


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	412	998	3,791
Average Age	44	44	45
Average Age (Male)	44	43	44
Average Age (Female)	45	44	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	169	403	1,535
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$93,359	\$92,382	\$97,985
Average House Value	\$293,321	\$280,120	\$289,670

Demographics data derived from AlphaMap

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