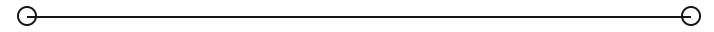


SALE

40 N Yonge St

40 N YONGE ST

Ormond Beach, FL 32174



PRESENTED BY:

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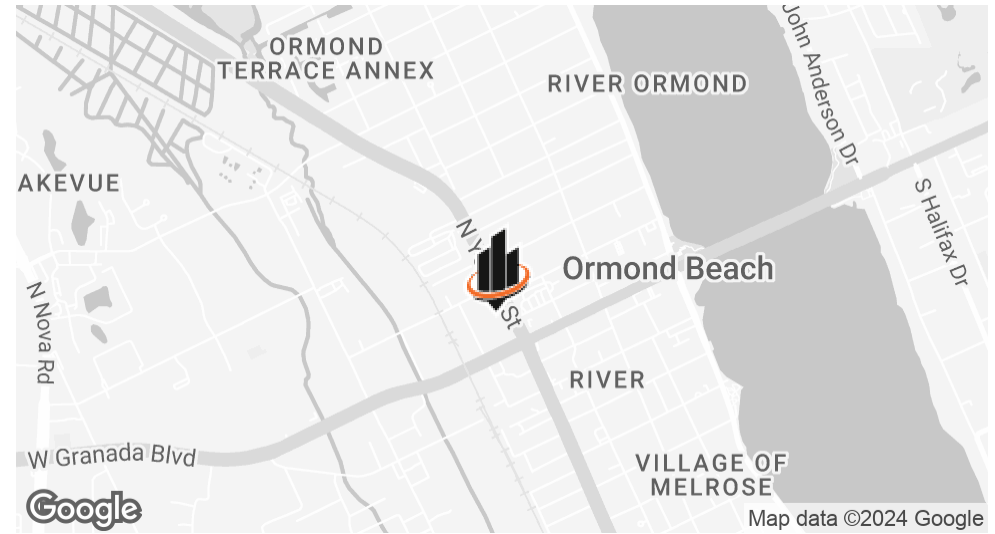


N Yonge St (US-1)
AADT 19,700

W Granada Blvd
AADT 31,500



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$499,000
LOT SIZE:	+/- 0.55 Acres
ZONING:	B-4 Commercial (City of Ormond Beach)
LOT DIMENSIONS:	100' x 240'
PARCEL ID:	4241-0701-0190

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40 N YONGE ST | Ormond Beach, FL 32174

PROPERTY DESCRIPTION

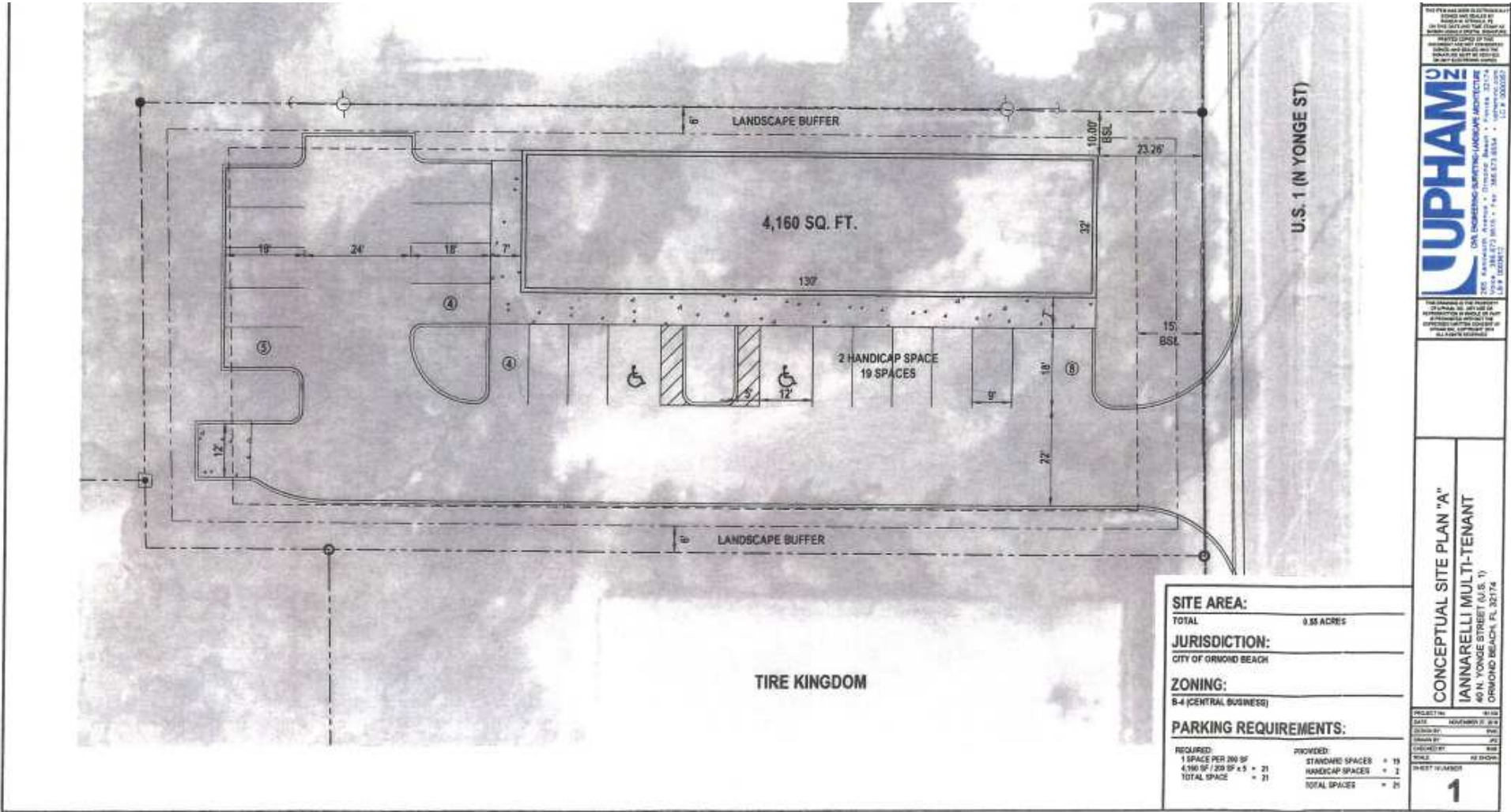
Located in Ormond Beach's high growth Central Business District. Great exposure strategically positioned just off one of Ormond's busiest intersections (Granada Blvd. & US Hwy 1). The 0.55-acre site has versatile zoning allowing retail, office and medical uses. Up to 4,000 SF could be developed with 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

SVN | ALLIANCE COMMERCIAL REAL ESTATE ADVISORS 2

CONCEPTUAL PLAN



SITE AREA:	
TOTAL	0.55 ACRES
JURISDICTION:	
CITY OF ORMOND BEACH	
ZONING:	
B-4 (CENTRAL BUSINESS)	
PARKING REQUIREMENTS:	
REQUIRED:	PROVIDED:
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

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ORLANDO, FLORIDA 32817
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LIC # 1000052

CONCEPTUAL SITE PLAN "A"

IANNARELLI MULTI-TENANT
40 N. YONGE STREET (U.S. 1)
ORMOND BEACH, FL 32174

PROJECT NO.	BY DATE
DATE REVISIONED TO	BY DATE
DRAWN BY	CHECKED BY
DATE	DATE
SCALE	BY DRAWN
SHEET NUMBER	

1

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