



Cross Property 360 Property View

708 W PARK AVENUE, EDGEWATER, Florida 32132

Listing

NS1082868 708 W PARK AVE, EDGEWATER, FL 32132



County: Volusia
Legal Subdivision Name: ASSESSORS ALVAREZ GRANT
Property Style: Industrial
Ownership: Sole Proprietor
Year Built: 1979
Flex Space SqFt:
Office Retail Space SqFt:

Status: Active

List Price: \$639,000
LP/SqFt: \$159.75
Special Sale: None
ADOM: 14 **CDOM:** 14

Heated Area: 4,000 SqFt / 372 SqM
Total Area: 4,000 SqFt / 372 SqM

Total Annual Assoc Fees: \$0.00
New Construction: No
Flood Zone Code: X
Number of Tenants: 8 or More Tenants
Financial Package:

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%

Land, Site, and Tax Information

SE/TP/RG: 52-17-34
Subdivision #:
Between US 1 & River: No
Tax ID: [7452-01-00-037A](#)
Taxes: \$4,480.00
Book/Page: MB3-137
Alt Key/Folio #: 3894880
Legal Desc: E 75 FT OF W 2546.5 FT OF N 380 FT OF LOT 37 ALVAREZ GRANT MB 3 PG 137 EXC N 7.79 FT ON W/L FOR R/W PER OR 4292 PG 0439 PER OR 7205 PG 4049 PER OR 7930 PG 0677
Road Frontage: City Street
Add Parcel: No **# of Parcels:**
Lot Dimensions:
Water Frontage: No
Water Access: No
Water View: No

Zoning: 0711
Future Land Use:
Development: Alvarez Grant
Tax Year: 2023
Complex/Comm Name:

Section #: 52
Block/Parcel: 00/37A
Lot #: 37

Front Exposure:
Front Footage:
Lot Size: 27,978 SqFt / 2,599 SqM

Water Name:
Water Extras: No

Interior Information

Floors:
A/C: A/C - Office Only

Total Number of Buildings: 1
Ceiling Height:

Offices:
Freezer Space YN:

Exterior Information

Ext Construction: Metal Frame, Metal Siding
Roof Construction: Metal
Foundation: Slab
Road Surface Type: Asphalt, Dirt
Building Features: Overhead Doors
Signage:

Audio Surveillance Notice:

of Bays:
of Bays Grade Level:
of Gas Meters:
of Electric Meters:

Green Features

Income and Expense

Annual Net Income: **Annual Expenses:** 10,170 **Net Operating Income:** 43,400

Realtor Information

List Agent: [Ignacio Barsottelli](#)
List Agent E-mail: ignaciobarsottelli@gmail.com
List Office: [COLLADO REAL ESTATE](#)
Original Price: \$639,000
On Market Date: 10/28/2024
Previous Price:
Seller Representation: Transaction Broker
Owner: MGB OF FLORIDA LLC
Spec List Type: Exclusive Right To Sell
Realtor Info:
Confidential Info:
Showing Instructions: 24 Hour Notice, Appointment Only
Showing Considerations:
Driving Directions: From New Smyrna Beach, go South on US1, Right on Park Ave., cross the railroad tracks and the property will be on the left.

List Agent ID: 269505057
List Agent Fax: 386-427-0038
List Office Fax: 386-427-0038
Price Change:
Owner Phone:

List Agent Direct: 386-401-8008
List Agent Cell: 386-401-8008
List Office ID: 269500287
List Office Phone: 386-427-0002
LP/SqFt: \$159.75
Expiration Date: 04/30/2025
Listing Type: Exclusive Right To Sell

Realtor Remarks:

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

MLS# PType-County	Change Type Y Dt	List Price/ Sold Price	Address City	Beds SqFt	List Date Tax ID	Zip Code	Current List Office List Agt
NS1082868 COMS-Volusia	NEW, 10/28/2024	\$639,000	708 W PARK AVE EDGEWATER	4,000	10/26/2024 7452-01-00-037A	32132	COLLADO REAL ESTATE Ignacio Barsottelli
NS1061334 COMS-Volusia	SLD, 11/03/2020	\$250,000	708 W Park AVE EDGEWATER		11/03/2020 7452-01-00-037A	32132	NEW SMYRNA BEACH BOARD OF REAL Comp Agent

Tax

Owner Information

Owner:	Mgb Of Florida Llc	Owner (Alternate Format):	Mgb Of Florida Llc
Mailing Address:	300 Quay Assisi	Mailing City & State:	New Smyrna Beach Fl
Mailing Zip:	32169	Mailing ZIP + 4:	5113
Mailing Carrier Route:	C004	Owner Occupied:	No

Location Information

Neighborhood Code:	7464-7464	Subdivision:	Assessors Alvarez Grant
Subdivision #:	01	Township:	17S
Range:	34E	Section:	52
Lot:	37	Property ZIP:	32132
Property Carrier Route:	R012	Census Tract:	083009
Census Block:	01	Census Block Group:	2
Zoning:	07I1	Zoning Desc:	LIGHT INDUSTRIAL-07I1
School District Name:	Volusia County SD	Map 1:	E2-0040-32
Map 2:	17S34E52	Spatial Flood Zone Code:	X
Spatial Flood Zone Date:	09/29/2017	Spatial Flood Panel:	12127C0685J

Tax Information

Folio/Strap/PID (1):	7452-01-00-037A	Folio/Strap/PID (2):	3894880
Folio/Strap/PID (3):	74520100037A	Account Number:	3894880
% Improved:	77	Tax Area:	604
Total Taxable Value:	\$231,531	Plat Book-Page:	MB3-137
Legal Description:	E 75 FT OF W 2546.5 FT OF N 380 FT OF LOT 37 ALVAREZ GRANT MB 3 PG 137 EXC N 7.79 FT ON W/L FOR R/W PER OR 4292 PG 0439 PER OR 7205 PG 4049 PER OR 7930 PG 0677		

Assessment & Taxes

Assessment Year	2023	2022	2021
Just Value - Total	\$245,409	\$210,483	\$194,304
Just Value - Land	\$55,956	\$51,759	\$50,360
Just Value - Improved	\$189,453	\$158,724	\$143,944
Assessed Value - Total	\$231,531	\$210,483	\$194,304
Assessed Value - Land		\$51,759	\$50,360
Assessed Value - Improved		\$158,724	\$143,944
YOY Assessed Change (\$)	\$21,048	\$16,179	
YOY Assessed Change (%)	10%	8%	
Tax Year	2023	2022	2021
Total Tax	\$4,479.57	\$4,060.99	\$3,992.96
Change (\$)	\$419	\$68	
Change (%)	10%	2%	
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Total Millage Rate			18.8506
Edgewater			18.8506

Characteristics

County Use:	Warehouse/Terminal	State Land Use Desc:	WAREHOUSE/TERMINAL-48
Land Use - CoreLogic:	Warehouse	Building Type:	Warehouse
Year Built:	1979	Living Square Feet:	4,000
Living Square Feet:	4,000	Total Building Sq Ft:	4,000
Total Building Sq Ft:	4,000	Stories:	1.0
Bath Fixtures:	8	Construction:	Wood Frame/Cb
Exterior:	Insulated Finish/Eifs	Lot Sq Ft:	27,978
Lot Acres:	0.642		

Building Features

Feature Type	Size/Qty	Width	Depth	Year Built	Value
Fence Chain Lk	530			1979	\$1,026
Paving Concret	1,255			1979	\$2,422

Building Description	Building Size
WAREHOUSE	4,000

Photos





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