

COME TO FLORIDA & OWN YOUR OWN BUSINESS!!!



Theresa Hopcraft

REAL ESTATE BROKER/OWNER

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1933 S. VOLUSIA AVENUE
ORANGE CITY, FL 32763
GREAT BUSINESS OPPORTUNITY IN THE
SUNSHINE STATE!!

BE PART OF THE FLORIDA DREAM!!! MAJOR PRICE REDUCTION TO \$950,000!!

AMAZING & PRIME commercial property located in Orange City with premium visibility directly on 17-92/Volusia Avenue!! High traffic counts with over 50,000+ cars daily. Strategic location and right next door to Wendy's & other retail restaurants and businesses. The real estate lot is .41 acre and currently zoned CG-2 (General Commercial). Ideal business opportunity for this professional building with a perfect & spacious floor plan with multiple rooms throughout with terrazzo floors, and this commercial property offers plenty of room for retail space, work areas and storage facilities. Property has a large, paved parking lot for retail customers to accommodate 12+ vehicles in front of the building PLUS a back lot which could easily accommodate another 12+ vehicles. This property is currently being utilized as a Pet Grooming, Food Distributor & Boarding business, but could be used for any retail or professional office. Current pet grooming & food store is an income producing business is it also for sale for \$280,000 plus inventory value at the time of closing. Property & business has a combined sales price of \$1,230,000 to include the building and all equipment and supplies. Inventory is negotiable and available to purchase for all the premium pet food and products and will be valued & priced at the time of closing. Established clientele for ongoing business opportunity.

Seller is negotiable and is willing to provide OWNER FINANCING with 30%+ down payment or willing to LEASE for \$3200 per month if the business is purchased separately. Make an appointment to see this AWESOME COMMERCIAL GEM for you to own your OWN commercial property and to purchase the existing income-producing pet grooming business!! DON'T DELAY...CALL TODAY!!

Sovereign Realty & Mortgage Investments

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Local
Postal Customer



Equal Housing Opportunity. If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

COME TO FLORIDA & BUY YOUR OWN BUSINESS LOCATED AT

1933 S. VOLUSIA AVENUE, ORANGE CITY, FL 32763. OWNER FINANCING AVAILABLE! \$950,000 FOR THE PROPERTY & \$1,230,000 FOR BOTH THE