



FLYER

Premier Auto & Motorcycle Restoration Compound

50 S. PERROTT DRIVE

Ormond Beach, FL 32174

PRESENTED BY:

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PREMIER AUTO & MOTORCYCLE RESTORATION COMPOUND FOR SALE



PROPERTY DESCRIPTION

A rare chance to own a light industrial auto restoration facility tailored for automotive enthusiasts, fabricators, and specialty businesses.

This 0.68± acre, fully fenced property includes four freestanding buildings totaling 5,139 SF, plus 2,090 SF of covered canopy space - perfect for restoration, customization, and industrial workspace needs.

Property Highlights:

Four Pre-Engineered Steel Buildings - Stucco facades, metal siding, sloped metal roofs, and concrete foundations.

Ample Power Supply for professional-grade tools and equipment.

Secure Facility - 6' chain-link fence with barbed wire, automatic roll-back gate, security cameras, and exterior lighting.

Extensive Outdoor Space - Asphalt driveways for parking, staging, storage, or future expansion.

Well-Maintained Grounds - Irrigation system and landscaped areas.

Building Breakdown:

Building 1 (2007, 1,100 SF) - Two-bay workspace, 16'x8' and 8'x8' roll-up doors, 690 SF canopy, and 18± ft peak ceiling height.

Building 2 (2007, 1,308 SF) - Paint booth with compressor, bodywork bay, 350 SF canopy, 10'x10' roll-up doors, and 15± ft peak ceiling height.

Building 3 (2010, 480 SF) - Dedicated storage with 450 SF canopy and 12± ft peak ceiling height.

Building 4 (1978, 2,251 SF) - Office/warehouse with mezzanine storage, two restrooms, shower, break area, central HVAC, and 600 SF canopy, with a peak ceiling of 20± ft.

Whether you're restoring classic cars, fabricating custom motorcycles, expanding a specialty automotive business, or seeking the ultimate man cave or personal workshop, this turnkey industrial facility provides the ideal infrastructure to bring your vision to life.

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OFFERING SUMMARY

SALE PRICE: \$1,600,000

BUILDING SIZE:
Building 1: 1,100 SF
Building 2: 1,308 SF
Building 3: 480 SF
Building 4: 2,251 SF
Total 5,139 SF

LOT SIZE: 0.68+/- Acres

YEAR BUILT: 1978-2010

PARCEL NO: 4241-07-03-0040

ZONING: I-1, Light Industrial

LOCATION DESCRIPTION

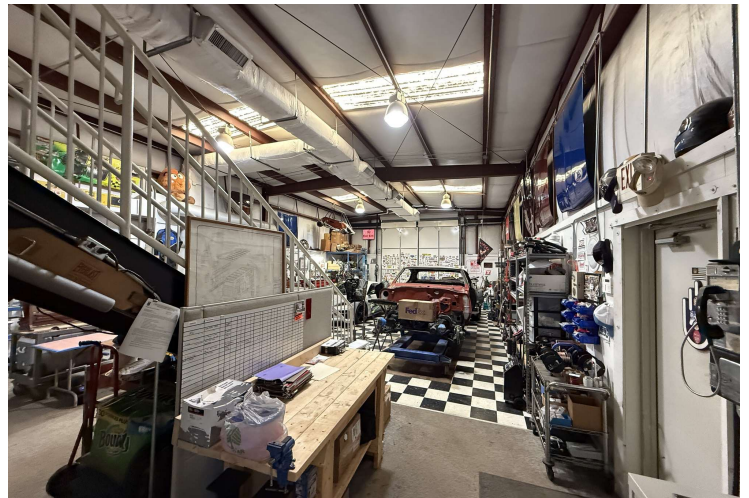
Located just south of Granada Boulevard and west of Yonge Street (US Hwy 1).

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ADDITIONAL PHOTOS



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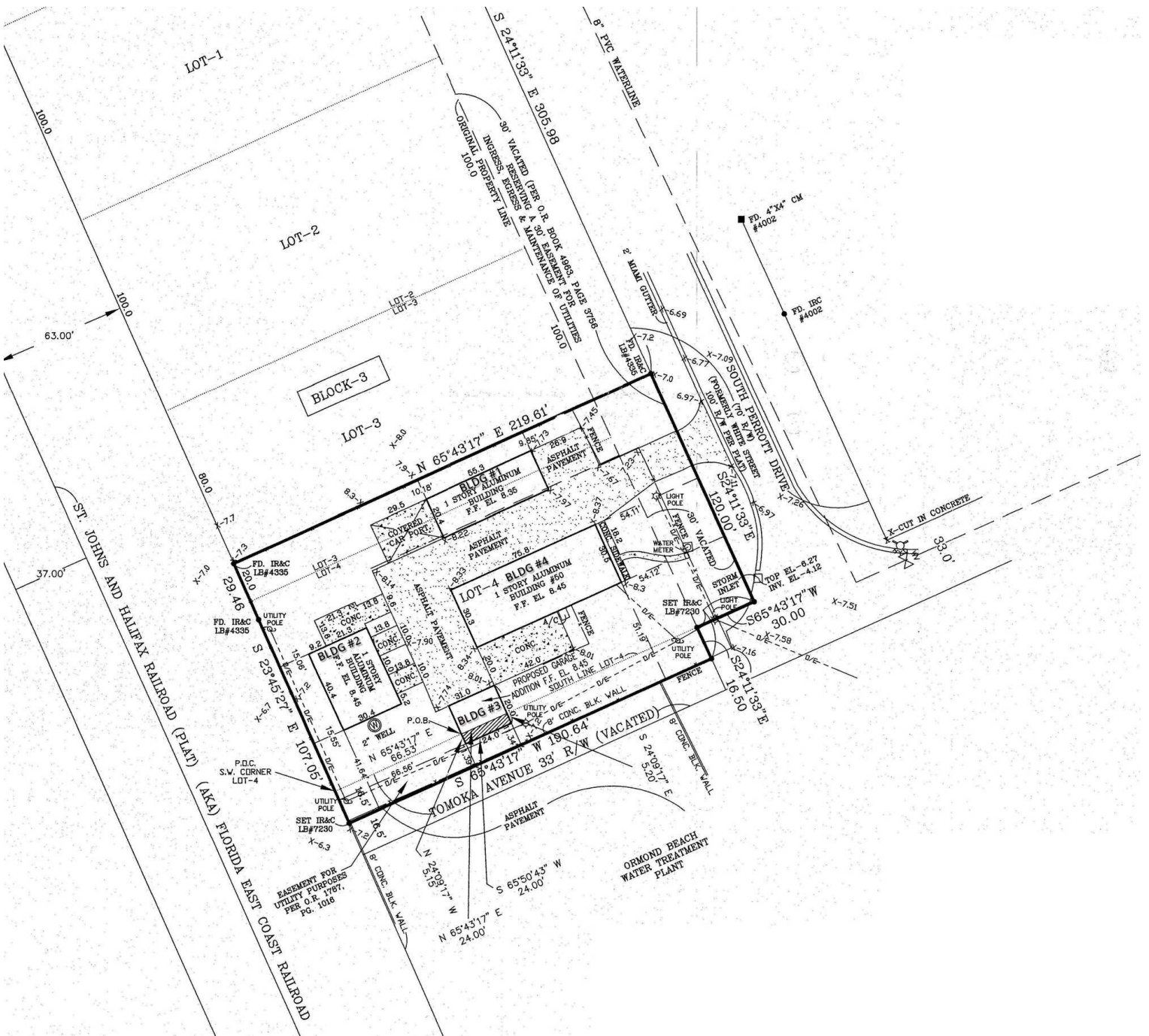
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SURVEY



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LOCATION MAPS



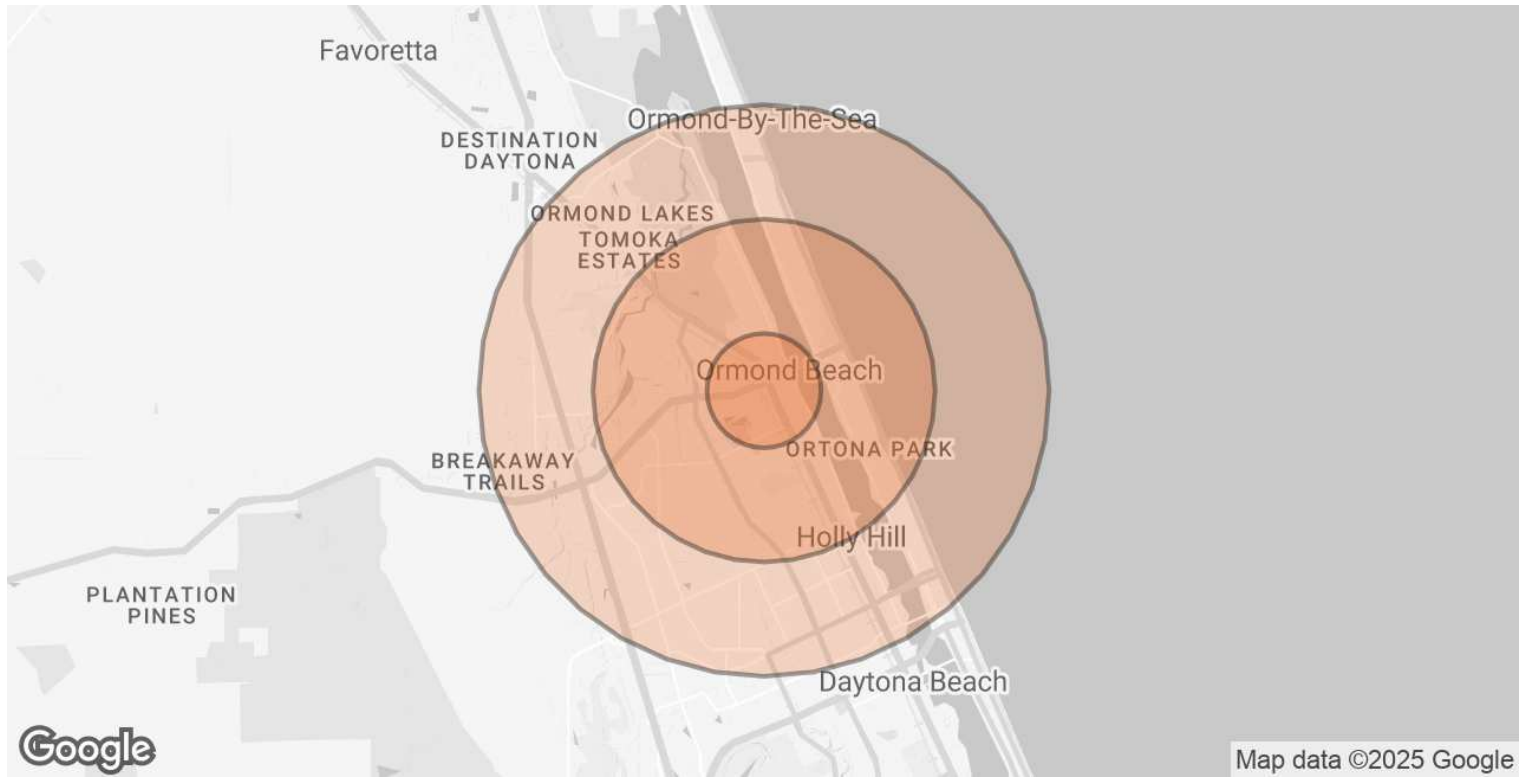
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,675	51,414	98,575
AVERAGE AGE	48	50	48
AVERAGE AGE (MALE)	47	48	47
AVERAGE AGE (FEMALE)	49	51	49
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,602	23,654	44,555
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$66,709	\$77,997	\$76,575
AVERAGE HOUSE VALUE	\$373,525	\$309,509	\$297,168

Demographics data derived from AlphaMap

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