



Investment Opportunity | Offering Memorandum | Daytona Beach, FL

Historic Office Building | \$1,6000,000





Investment Summary

Offering Memorandum
Historic Office Building



Investment Summary



Timeless 1930s Brick Office Building in Historic Daytona Beach. A rare chance to own one of Daytona Beach's most distinctive office properties. This iconic 1920s brick building sits on a prominent corner lot shaded by mature oaks, offering nearly 10,000 square feet of professional office space on over half an acre. The building showcases original craftsmanship with solid wood casings, vintage doors, and crown molding, blending character with modern updates. Recent capital improvements include a newer roof, newer HVAC, extensive waterproofing, sump pump system, and generator hookup—providing long-term durability and operational security. Inside, the property features multiple lobbies, several break rooms, private offices, and conference rooms, with an excellent floor plan ideal for multi-tenant or shared professional use. The courtyard retreat, complete with paver patio and lush landscaping, offers employees and guests a welcoming outdoor space. Meticulously maintained and showing true pride of ownership, this property is perfect for professional firms, creative agencies, medical or legal offices, or boutique headquarters.

Investment Highlights

- Updated Office building
- Recent Renovations
- Corner Lot
- Abundant Parking
- Multi-Tenant Capable
- Upside Potential
- Easy Ingress and Egress

Location Highlights

- Daytona Beach, FL
- High Visibility
- Path of Growth
- Central Location
- Proximity to schools, shopping
Historic sites, beach & river
- Historic Area

Uses

- Live/Work
- Business/Prof Offices
- Business Services
- Restaurant
- Retail Sales and Services
- Hotel/Motel
- Child Care Facility
- Medical or Dental Office



Property Information



Property:

Street: 200 Magnolia Ave
City State Zip: Daytona Beach, FL
Parcel ID: 5339-01-09-0014
Units: 1
Buildings: 1
Year Built: 1935
Year Reno: Various
Taxes: \$20,566 (2025 est.)
Lot Size: .57 Acres
Lot SF: 24,829.20 SF
Building Size: 9,444 SF
Landscaping: Mature
Topography: Flat
Price: \$1,600,000
Financing: Traditional CRE/
Cash



P
H
O
T
O
G
R
A
P
H
S



P
H
O
T
O
G
R
A
P
H
S







Historic Daytona Beach, FL



Historic Downtown Daytona Beach, situated along the Halifax River on Beach Street, is a cornerstone of the city's ongoing revitalization and a focal point for business and investment. The district is characterized by its early 20th-century architecture, walkable streetscape, and proximity to major attractions such as the Jackie Robinson Ballpark and the new Riverfront Esplanade. With a strong mix of local retailers, restaurants, professional services, and cultural venues, the area attracts both residents and visitors year-round. Supported by city-backed redevelopment initiatives, infrastructure upgrades, and steady growth in tourism and residential development, Historic Downtown Daytona Beach presents a compelling opportunity for commercial real estate investors and business owners seeking visibility, foot traffic, and long-term growth potential in a vibrant, historic setting.

Financial Information

Investment Opportunity | Offering Memorandum | Daytona Beach, FL



	DESCRIPTION	VENDOR	ANNUAL AMOUNT
	2023 EXPENSES		
2024	Insurance-Flood	Wright National Flood	\$4,190.00
2024	Insurance-Property/GL	Foundation Risk Partners	\$23,743.45
2024	Property Tax	County of Volusia	\$17,178.73
2024	Power Consumption	FP&L	\$10,466.00
2024	Water/Sewer/Trash	City of Daytona Beach	\$7,119.32
2024	Janitorial	Various	\$1,260.49
2024	Maintenance	Various	\$3,488.13
2024	Lawn	Monero Landscaping	\$3,900.00
		TOTAL EXPENSES	\$71,346.12

Rent Roll

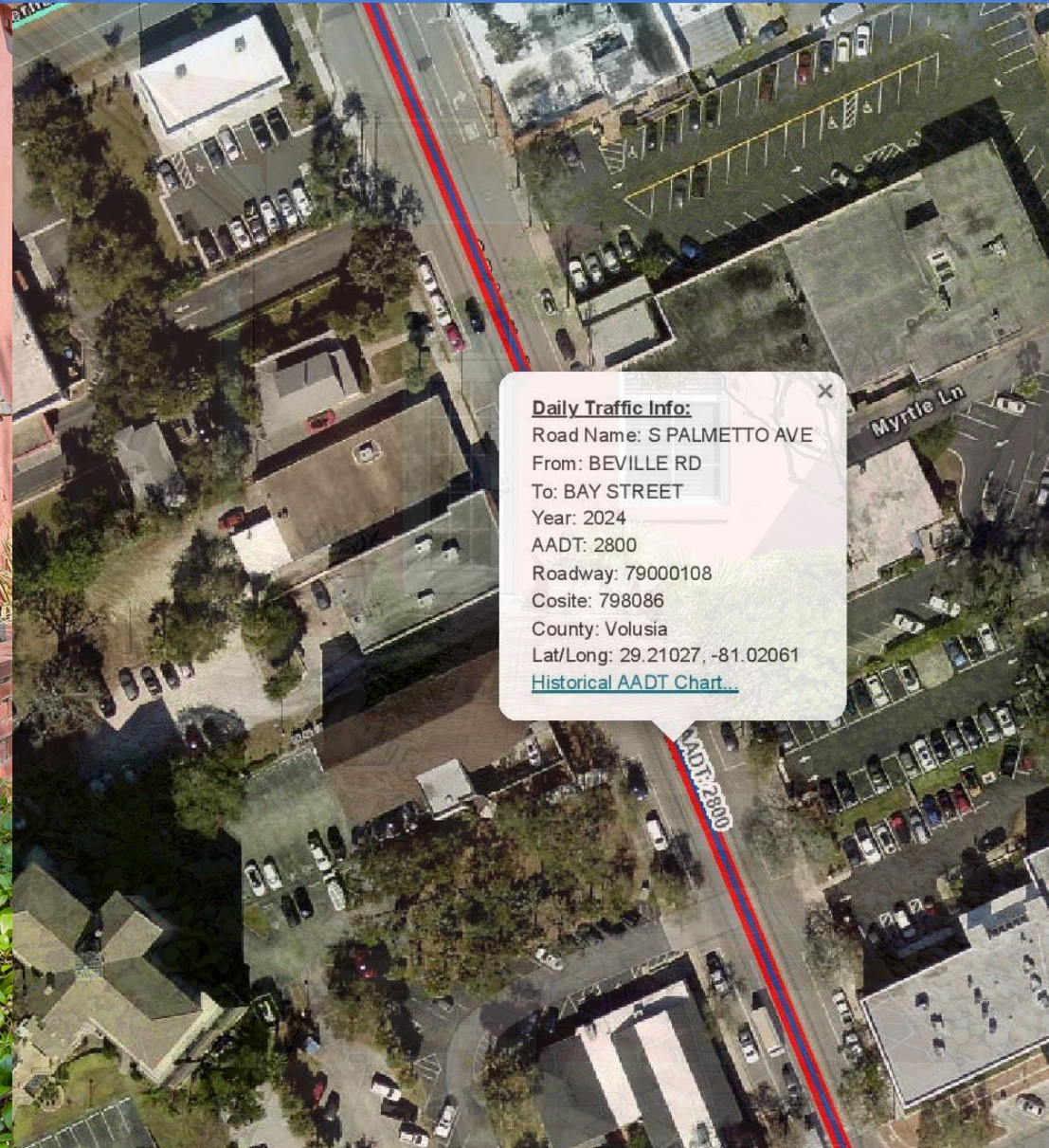
Investment Opportunity | Offering Memorandum | Daytona Beach, FL



Tenant	SF	Lease End	Rent Per SF	Base Rent Monthly	Base Rent Yearly	Lease Type	CAM Per SF	CAM Monthly	CAM Annually
Buckmaster Elizey Law	3,953	3/31/2026	\$9.00	\$2,964.75	\$35,577.00	NNN	\$8.81	\$2,902.16	\$34,825.93
HO Architects	1,512	3/31/2026	\$9.00	\$1,134.00	\$13,608.00	NNN	\$8.81	\$1,110.06	\$13,320.72
AM Weigel	2,637	3/31/2026	\$9.00	\$1,977.75	\$23,733.00	NNN	\$8.81	\$2,240.90	\$23,231.97
Total	8,102			\$6,076.50	\$72,918.00			\$5,948.22	\$71,378.62

Traffic Count

Investment Opportunity | Offering Memorandum | Daytona Beach, FL



Contact Information

Investment Opportunity | Offering Memorandum | Daytona Beach, FL



For more information, please
contact:

Beau Warren
Commercial Real Estate Advisor
Realty Pros Commercial
900 W Granada Blvd
Daytona Beach, FL 32174

📞 386.589.5754

✉️ Beau@RealtyProsCRE.com

🌐 RealtyProsCRE.com



Confidentiality Statement

Investment Opportunity | Offering Memorandum | Daytona Beach, FL



This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by Realty Pros Commercial or by the Seller. The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.