

**SALE**

# Ormond Beach Office Building - 2025 Renovation - 4,185 SF

**525 SHADOW LAKES BLVD**

Ormond Beach, FL 32174

**PRESENTED BY:**

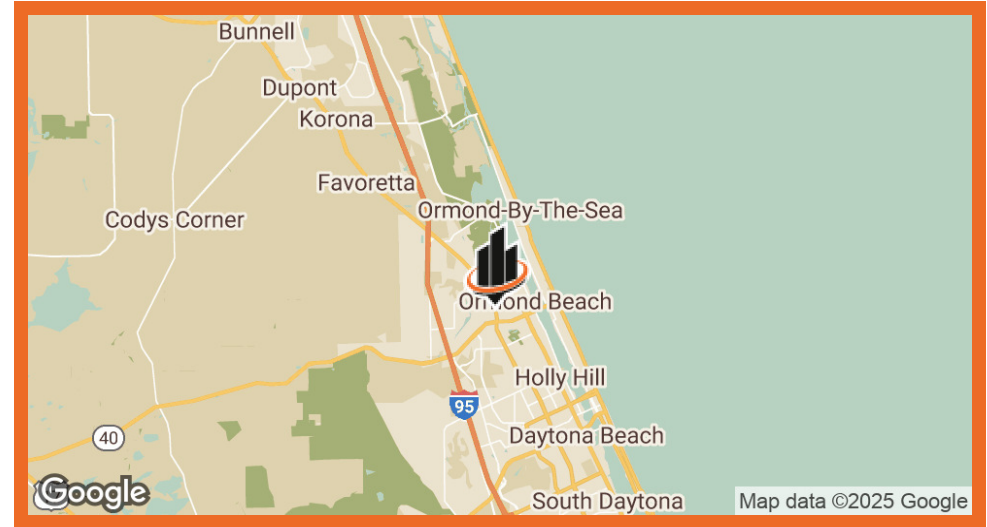
**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,229,500
<b>NUMBER OF UNITS:</b>	2
<b>LOT SIZE:</b>	0.7 Acres
<b>BUILDING SIZE:</b>	4,185 SF

### PROPERTY DESCRIPTION

525 Shadow Lakes Boulevard  
4,185 SF - Two Stories  
Fully Renovated in 2025  
ADA Elevator and Bathrooms  
New Electric, Plumbing, Windows, Floors  
May Be Split Into Two Units  
Seller Will Lease as Well

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# AERIALS



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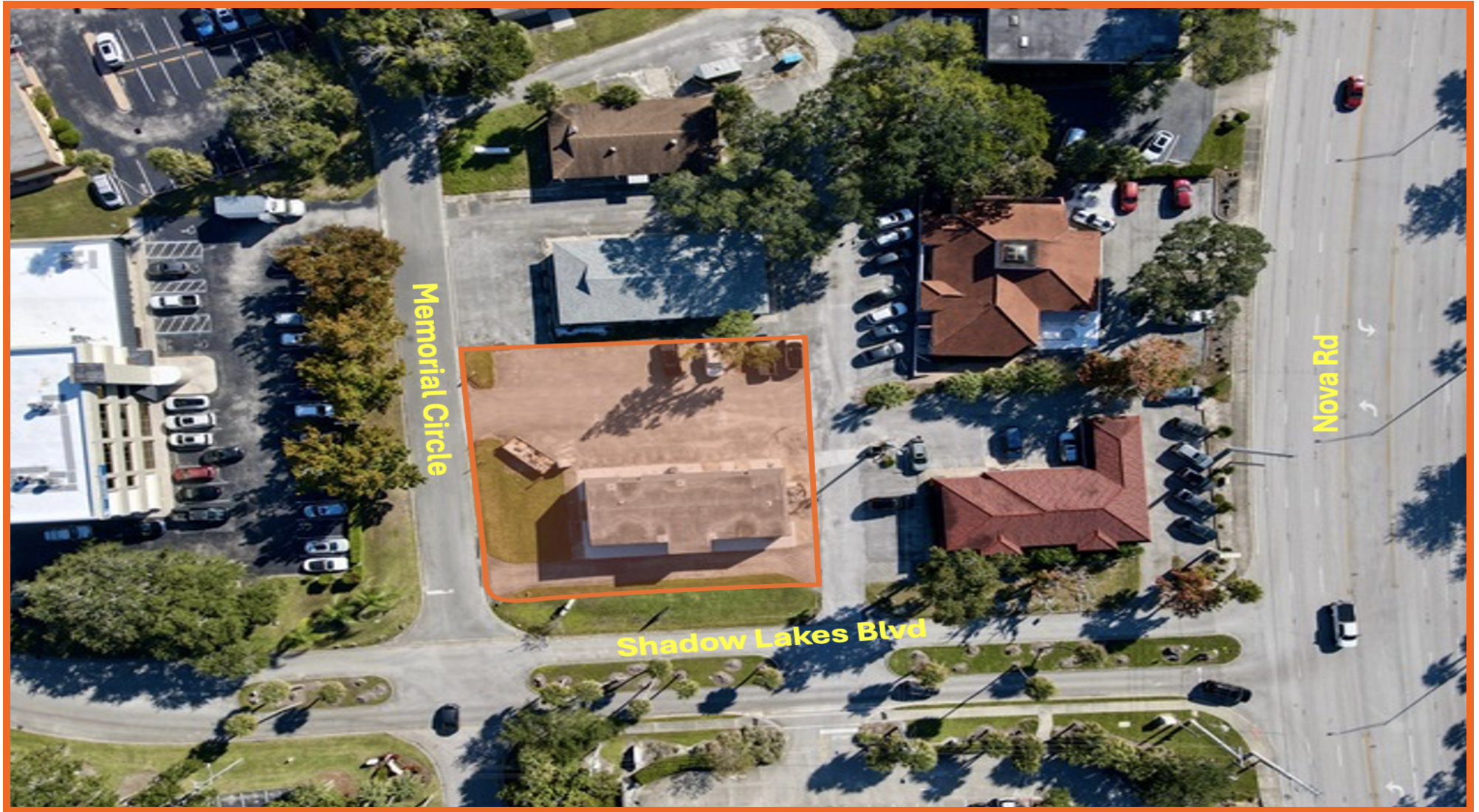
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# 525 SHADOW LAKES



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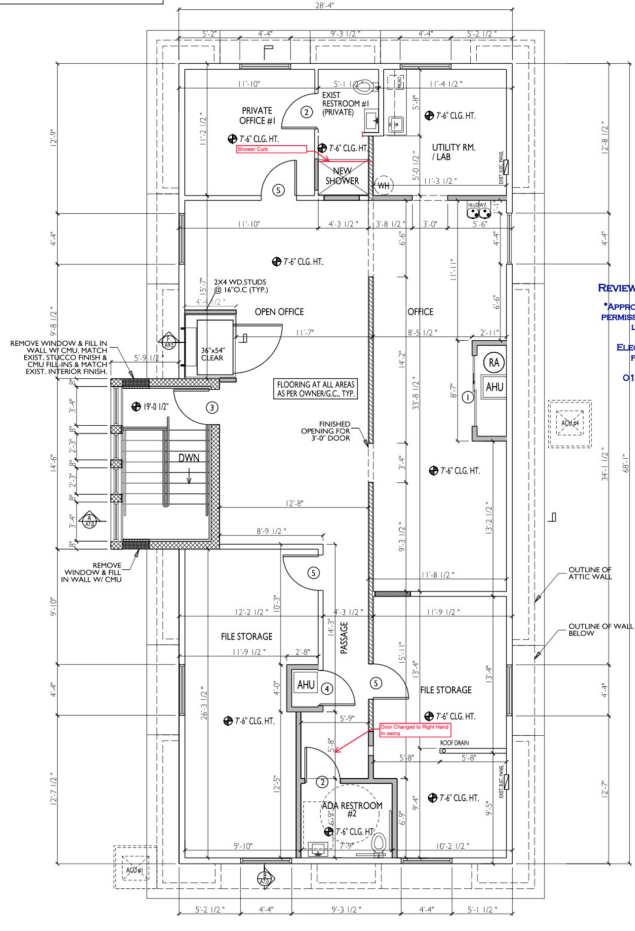
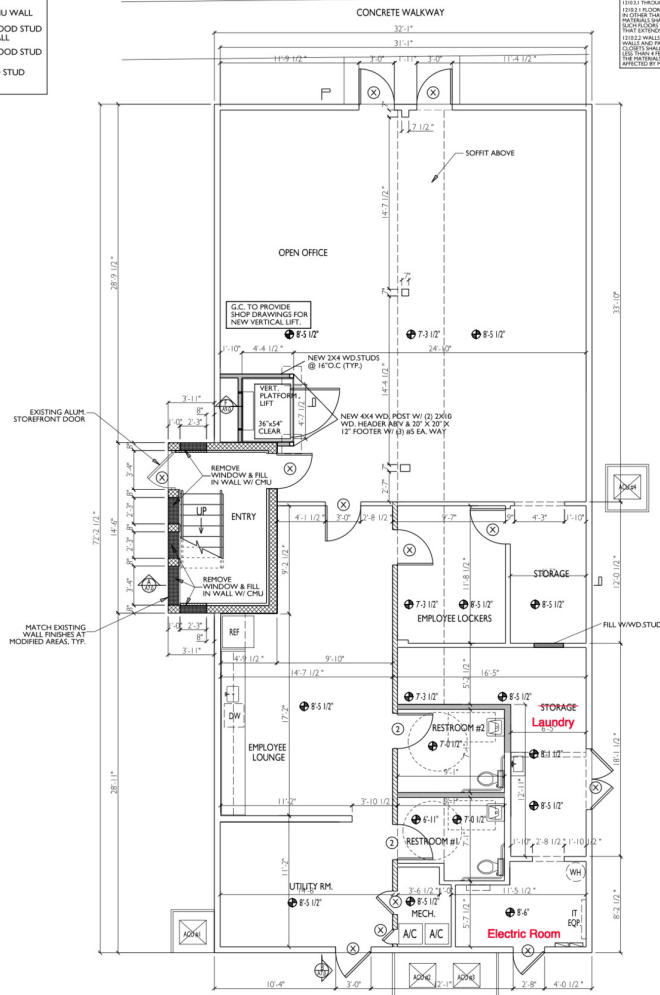
# 525 SHADOW LAKES-FLOOR PLAN

**-WALL SCHEDULE-**

	EXISTING CMU WALL
	EXISTING WOOD STUD BEARING WALL
	EXISTING WOOD STUD WALL
	NEW WOOD STUD WALL

**NOTE FOR BATHROOMS @ NON-ABSORBANT FINISHES @ BATHROOMS, TYP.**  
 1) 2x4 STUDS @ 16" O.C.  
 2) 1/2" GYPSUM BOARD  
 3) 1/2" GYPSUM BOARD  
 4) 1/2" GYPSUM BOARD  
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REVIEWED FOR APPROVAL OF PERMISSION TO LAWYER/CO ELECTRONIC PLAN 01-19-25, STA

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## 525 SHADOW LAKES-INTERIOR



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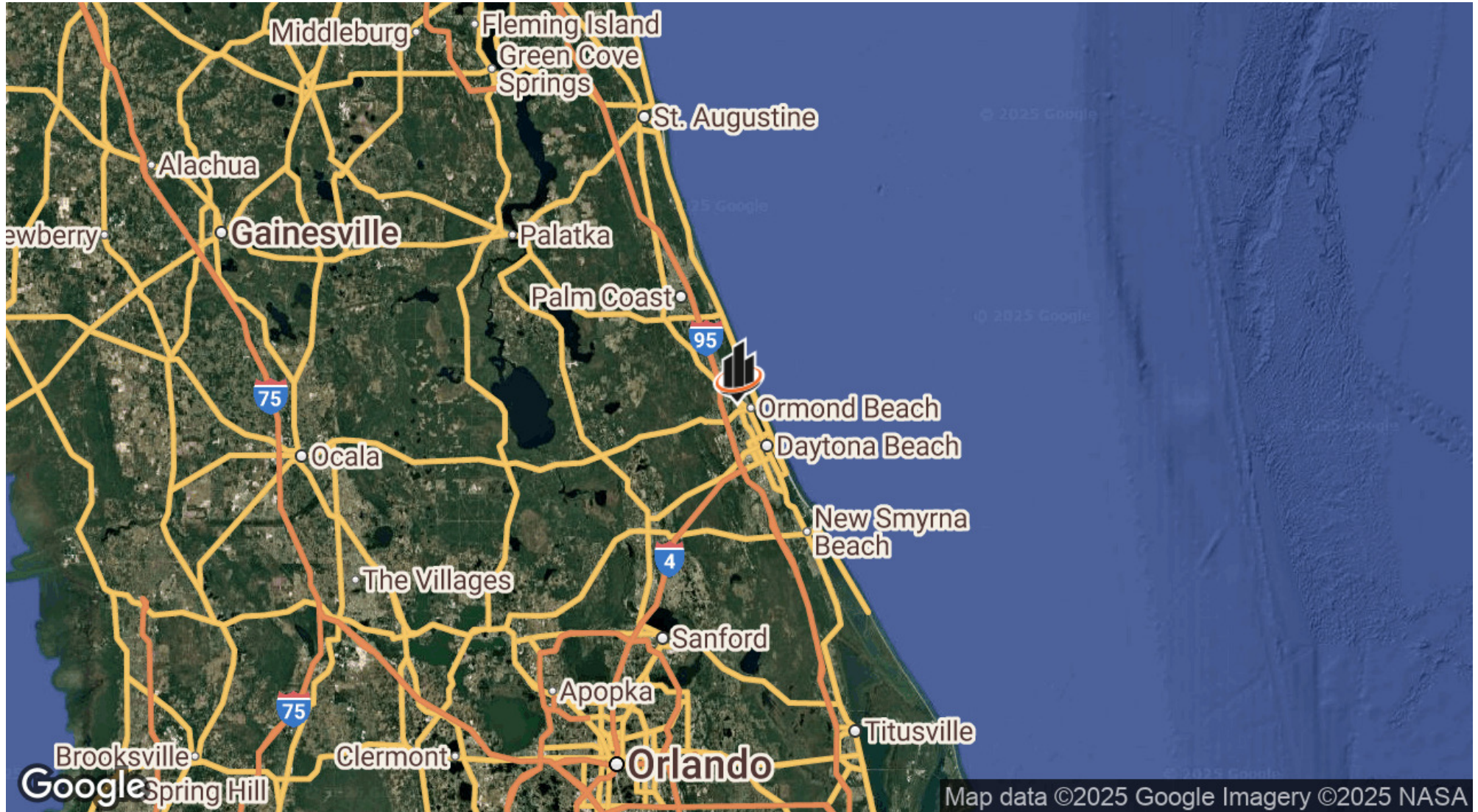
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## LOCATION MAP



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