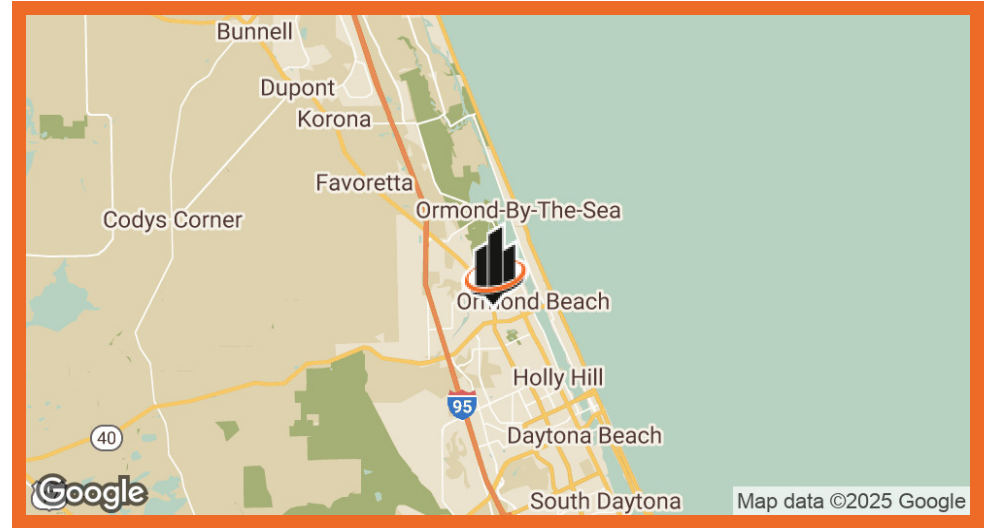
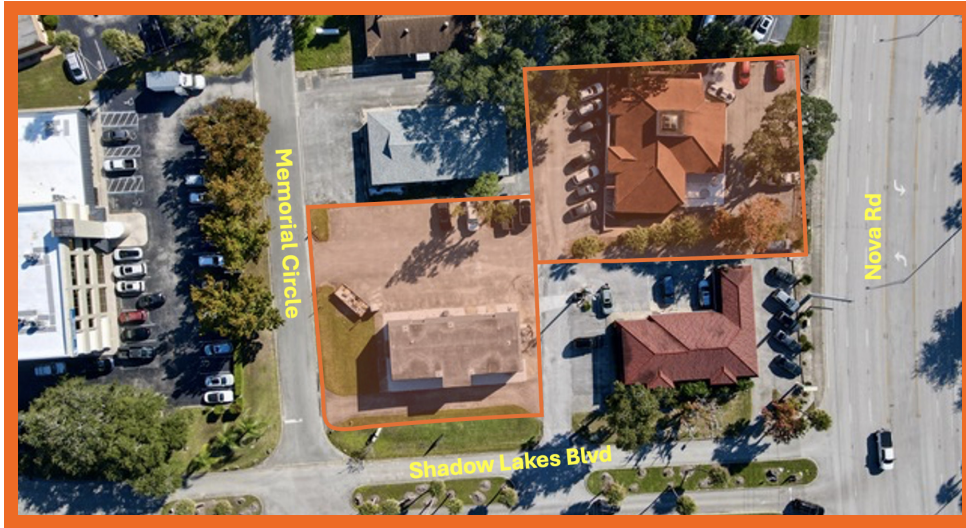


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,455,500
NUMBER OF UNITS:	2
LOT SIZE:	0.7 Acres
BUILDING SIZE:	7,485 SF

PROPERTY DESCRIPTION

2 Ormond Beach Office Buildings
145 N Nova Rd - 3,300 SF - Dental Office
10 Year Lease Commenced 11/01/2025
NNN Leased @ \$75,900 Annual NOI
3% Annual Increases - 2 X 5 Year Options

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

CARL W. LENTZ IV, MBA, CCIM

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FL #BK3068067

2 ORMOND BEACH OFFICE BUILDINGS-1 FULLY LEASED-1 VACANT | 145 N Nova Rd & 525 Shadow Lakes Blvd Ormond Beach, FL 32174

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ADDITIONAL PHOTOS



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525 SHADOW LAKES-INTERIOR



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