

An artistic rendering of a two-story multifamily apartment building. The building features light-colored horizontal siding on the upper level and vertical wood-grain siding on the lower level. It has multiple windows with white frames and black shutters. A prominent white porch with black railings runs along the front, with external stairs leading to the ground level. The building is surrounded by mature trees with green and yellowing leaves, suggesting a spring or autumn setting. In the foreground, a woman in a blue shirt and jeans is walking a small dog on a leash, accompanied by a young child in a red shirt. The scene is set on a green lawn with a sidewalk and a street in the foreground.

SALE

Ormond Enclave Apartments, a fully approved multifamily site

135 N YONGE ST

Ormond Beach, FL 32174

PRESENTED BY:

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FL #SL3083110

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,700,000 (\$26,500 door)
NUMBER OF UNITS:	64 Apartments
PROGRAM:	8 Two-Story Buildings 2-bed & 3-bed units
LOT SIZE:	4.9 Acres
ZONING:	PRD (City of Ormond Beach)
APN:	4215-04-01-0270

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PROPERTY OVERVIEW

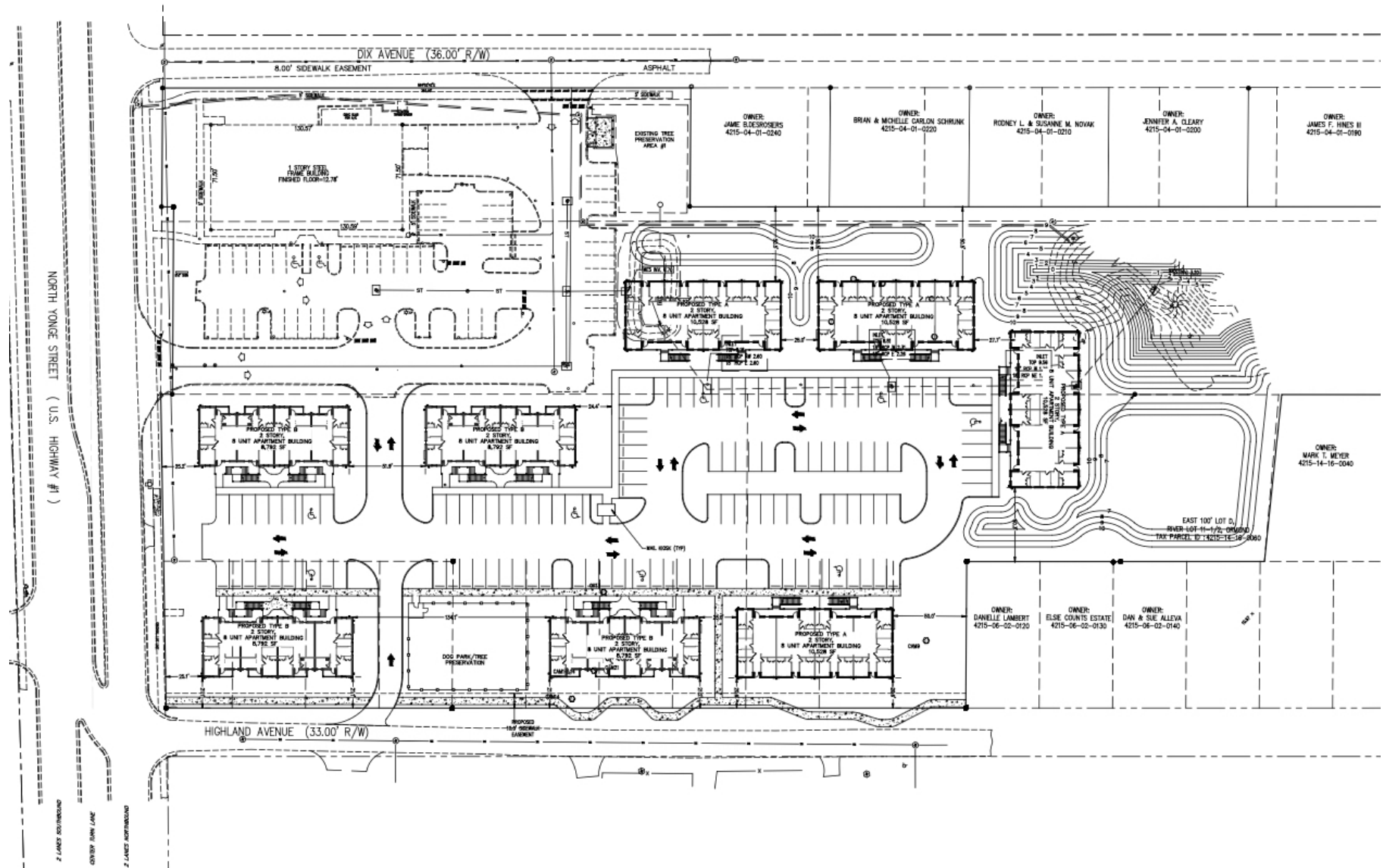
Offered for sale is the Ormond Enclave Apartment Site, a fully approved multifamily project in Ormond Beach, FL. This 4.9 acre site has been designed for 64 apartments across 8 two-story buildings. The project has 32 two-bedroom units (940 SF) and 32 three-bedroom units (1,177 SF). All site plan approvals are in hand and you can start construction immediately.

Located along N Yonge St (US Hwy 1) the site is within walking distance of Downtown Ormond Beach and its numerous restaurants, bars, shops and services. The Atlantic Ocean is just 1.5 miles away. The Ormond Enclave Apartments represents a unique opportunity to bring much needed rental housing to the downtown area.

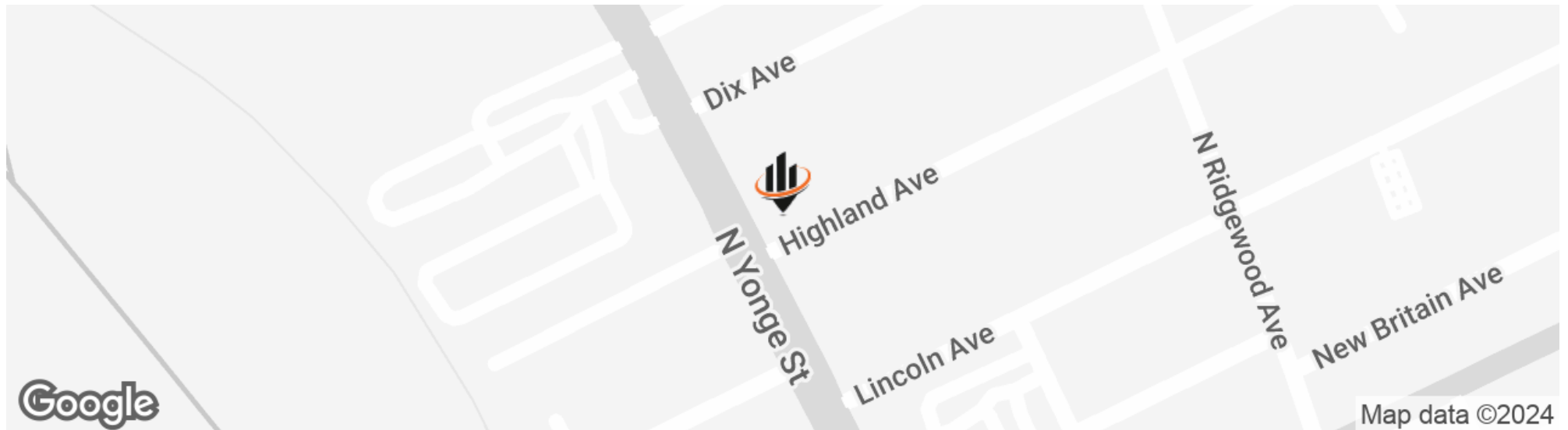
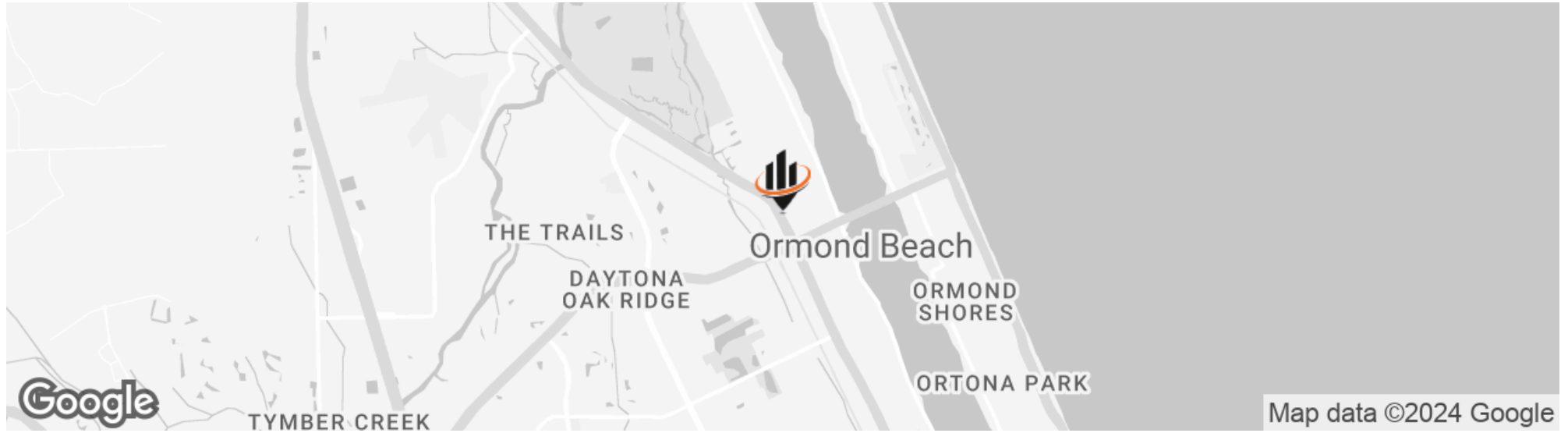
PROPERTY HIGHLIGHTS

- Fully approved multifamily site in downtown Ormond Beach, FL
- 64 apartments across 8 two-story buildings
- 32 two-bedroom & 32 three-bedroom units

ORMOND ENCLAVE APARTMENTS, A FULLY APPROVED MULTIFAMILY SITE | 135 N Yonge St Ormond Beach, FL 32174SVN | **ALLIANCE COMMERCIAL REAL E**



LOCATION MAP



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