

**SALE**

# Magnolia House Antique Village (Real Estate)

**1078 RIDGEWOOD AVENUE**

Holly Hill, FL 32117

**PRESENTED BY:**

**MICHAEL BAXTER**

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**WILLIAM "BILL" LOOPE**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$695,000
<b>LOT SIZE:</b>	1.08 Acres
<b>BUILDING SIZE:</b>	5,710 SF

## PROPERTY DESCRIPTION

Retail/Development site for sale on busy US-1 in Holly Hill, FL. Currently Magnolia House Antique Village (25 years in business) this property consists of 5 buildings on 1.08 commercial acres. Antique inventory/business can be purchased separately for \$75,000. CC-1 zoning permits a multitude of uses including retail, office, house of worship, and more. Owner financing may be available to qualified buyers.

## PROPERTY HIGHLIGHTS

- Two entrances on US-1 (Ridgewood Avenue) provide for excellent access to the property.
- Located directly north of Pictona at Holly Hill (local, world-class Pickleball Facility).
- Large, 2 tiered sign located on busy Ridgewood Avenue.

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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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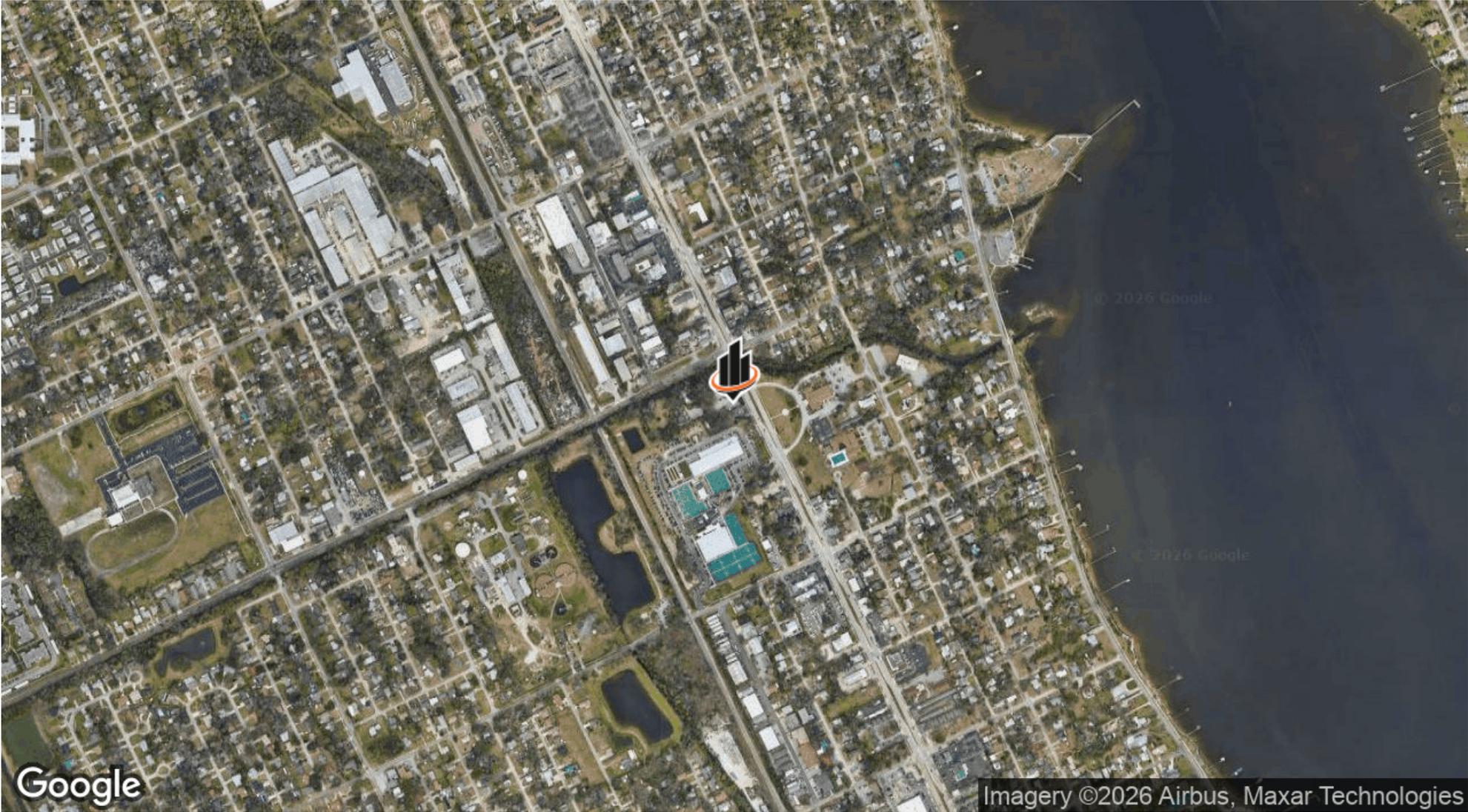
## ADDITIONAL PHOTOS



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**AERIAL MAP**



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## ADVISOR BIO 1



### MICHAEL BAXTER

Senior Advisor

michael.baxter@svn.com

Direct: **386.999.1762** | Cell: **386.999.1762**

### PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his sixteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and industrial). Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

### EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

#### SVN | Alliance Commercial Real Estate Advisors

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## ADVISOR BIO 2



### WILLIAM "BILL" LOOPE

Advisor

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Direct: **540.808.9291** | Cell: **540.808.9291**

### PROFESSIONAL BACKGROUND

William (Bill) Loope joined SVN Alliance Commercial Real Estate Advisors in 2023. Bill brings with him over sixty years of experience in real estate investing, retail management, entrepreneurship, government and private sector leadership. He has conducted business in over thirty countries and continues to be actively engaged with his overseas network of associates.

At SVN Alliance, he specializes in the leasing and sales of retail, office and specialty properties. He is always focused on the positive and strives to create value and provide appropriate guidance for each of his clients. He looks forward to working with you.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to

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