


PRIMEFIT PROPERTIES

— COMMERCIAL | INVESTMENT | LUXURY —

123 W RHODE ISLAND AVE

ORANGE CITY, FL 32763

**INCOME-PRODUCING COMMERCIAL CAMPUS
WITH OWNER-USER OPPORTUNITY**

 **2.25** ACRES
  **6,060** TOTAL SF
  **4** BUILDINGS
  **\$9,200** MONTHLY INCOME

LIST PRICE
\$1,350,000

APPROX. 2,500 SF
IN THE FRONT TWO BUILDINGS
MAY SOON BE AVAILABLE
FOR OWNER OCCUPANCY

IDEAL FOR:

 PROFESSIONAL
OFFICES

 MEDICAL
OFFICES

 PRIVATE SCHOOL /
DAYCARE

 NONPROFIT
HEADQUARTERS

 RELIGIOUS
FACILITY

 TRAINING
CENTER
SERVICES

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A RARE COMBINATION OF INCOME & FLEXIBILITY

This unique commercial campus offers investors and business owners the opportunity to acquire a property that generates income today while providing space for future occupancy and growth.

Currently generating approximately \$9,200 per month, the property features multiple buildings and flexible layouts suitable for a variety of commercial uses. One tenant's upcoming lease expiration creates an opportunity for an owner-user to immediately occupy the front portion of the property.

PROPERTY HIGHLIGHTS

- ✓ Four Buildings
- ✓ Approximately 6,060 SF Total
- ✓ Approximately \$9,200 Monthly Income
- ✓ Front Buildings Available for Owner Occupancy
- ✓ Large Parking Area
- ✓ High Visibility Location
- ✓ Flexible Floorplans
- ✓ Expansion Potential
- ✓ Prime Orange City Location



WHY BUYERS WILL LOVE THIS PROPERTY



INCOME PRODUCING

Stable cash flow from existing tenants provides immediate returns.



OWNER-USER FLEXIBILITY

Occupy approximately 2,500 SF in the front buildings while collecting income.



FUTURE UPSIDE

2.25 acres of land with expansion and redevelopment potential.

LOCATION ADVANTAGES



Just west of Volusia Avenue (US 17-92) – one of Orange City's primary corridors



High traffic area with excellent visibility and accessibility



Surrounded by residential growth and established businesses



Strong demographics and expanding market

DRIVING DIRECTIONS

From Volusia Avenue (US 17-92), travel west on W Rhode Island Avenue approximately 0.2 miles. The property is located on the north side of W Rhode Island Avenue with prominent frontage and ample on-site parking.

RARE OPPORTUNITY

**Income Today. Owner Occupy Tomorrow.
Growth for the Future.**


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**CALL TODAY FOR
FINANCIAL INFORMATION
AND TO SCHEDULE A
PRIVATE TOUR.**