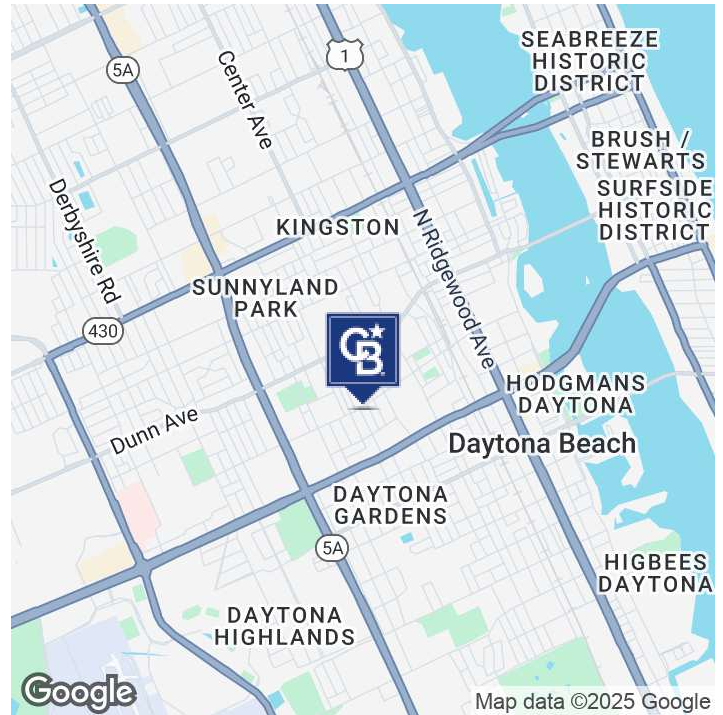


SALE

INVESTMENT OPPORTUNITY

819 Dr. Mary McLeod Bethune Boulevard Daytona Beach, FL 32114



OFFERING SUMMARY

Sale Price:	\$299,000
SF Building:	1,291 SF
Multi-Family Building	3,719 SF
Market:	Midtown
Submarket:	Bethune-Cookman University

PROPERTY OVERVIEW

Discover an exceptional opportunity in the heart of the Midtown area with 1291 SQFT single-family and 3719 SQFT multi-family buildings built in 1952. This property presents an ideal investment for the prospective Multifamily / Single Family Rental Portfolio investor, boasting a prime location. With its notable square footage and historical charm, the building offers versatile potential for creating a lucrative rental portfolio. Built to stand the test of time, this property is ready to be transformed into a desirable rental opportunity, capturing the interest of savvy investors looking to capitalize on the enduring appeal of the Midtown area. Ask Listing Agents about the **Daytona Beach Community Redevelopment Fund**.

PROPERTY HIGHLIGHTS

- Ideal for multifamily rental portfolio
- Historical charm
- Investment Opportunity
- Potential for rental income
- Footsteps to Bethune-Cookman University

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	393	1,197	3,969
Total Population	1,157	4,329	11,616
Average HH Income	\$41,085	\$41,070	\$45,400

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