

# FOR SALE



## AUTO REPAIR/TIRE RETAIL SHOP

1695 S VOLUSIA AVE, ORANGE CITY, FL 32763



Currently Only Open M-F  
Business Growth Opportunity

### Traffic Count

S Volusia Ave @ W Elm Dr  
32,396 vehicles per day

### 3 Mile Radius Demographics

Population 40,911  
Avg HH Inc \$69,295

## PROPERTY HIGHLIGHTS

- **Total Size Auto Repair Facility:** 3,000 SF
- **Office/Guest Area:** 750 SF +/- **Service Area:** 1,500 SF +/-
- **Tire and/or Part Storage Area:** 750 SF +/-
- **Interior Bays:** 4 Bays **Exterior Lifts:** 1 Heavy, 1x2 Post
- **Ingress/Egress:** All access along Dogwood Ave
- **Land Size:** .23 acres +/- **Muni:** Orange City
- **Frontage US Hwy 17-92:** 78 linear Feet
- **Close to:** Fronts US Hwy 17-92 Easy get to I-4: East Rhode Island to Veteran's Parkway to Graves to I-4 and/or US 17-92 to Enterprise Rd to Saxon to I-4
- **Real Estate:** \$1,200,000 **Cost PSF:** \$400
- **Real Estate:** \$1.2M, **Business:** \$400,000, **FF&E:** \$148.250
- **Total Purchase Price:** \$1,748,250

Rear Area, Exterior Bays/Lifts



### Scott Garrett

BOSS Commercial Real Estate  
Licensed Commercial Real Estate Broker  
Cell: 407-733-8159  
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**ADDITIONAL AVAILABLE LAND BEHIND PROPERTY**  
105 Dogwood Ave Available, .35 ac, 2,448 SF = \$345k

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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**RETAIL AERIAL OVERVIEW**  
VICINITY OF PROPERTY

**AERIAL ENLARGED SECTION VIEW**

Extra Land, .35 acres,  
Building Size: 2,448 SF,  
available, owned by Big T Tire  
**ASKING PRICE: \$344,900**



Front of Building, US Hwy 1792

**CONTACT**

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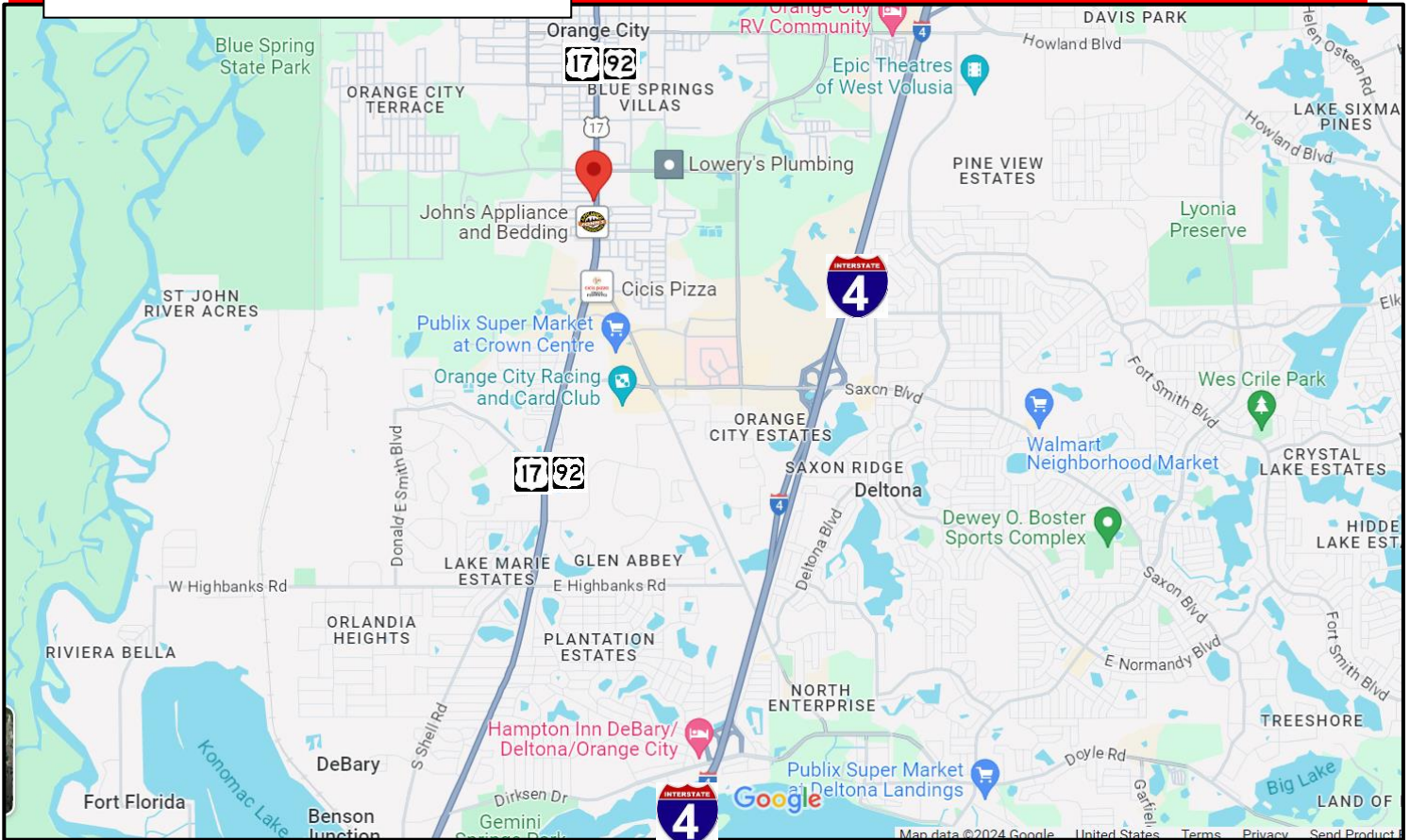
Boss Commerical Real Estate, LLC  
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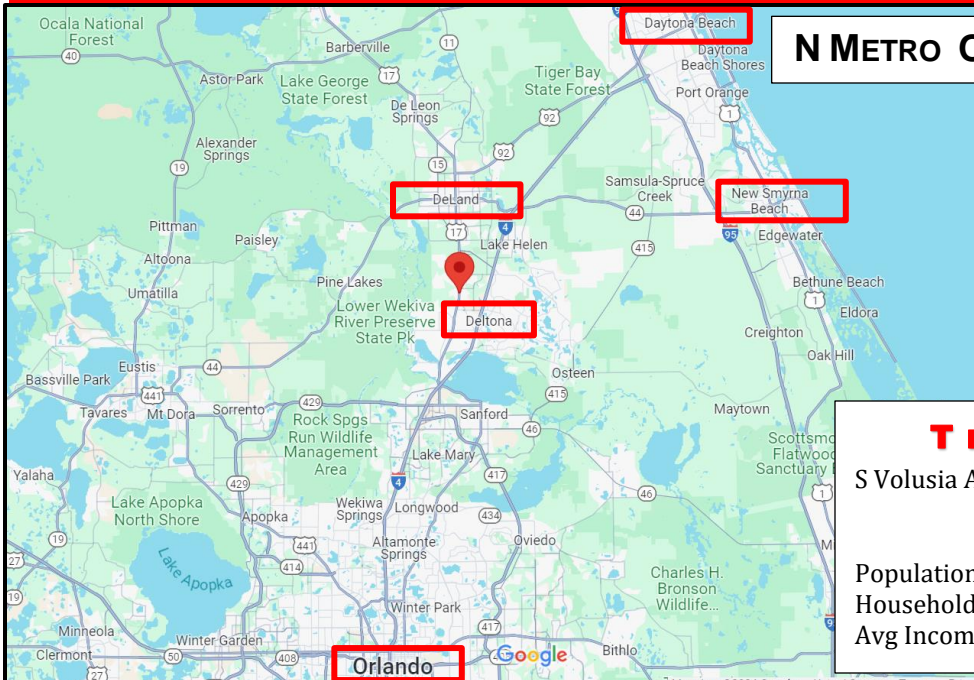
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## LOCAL AREA MAP OVERVIEW



## N METRO ORLANDO AREA MAP OVERVIEW



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### TRAFFIC COUNTS

S Volusia Ave @ W Elm Dr 32,396 (2022)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	5,872	40,911	100,109
Households:	2,623	17,251	40,229
Avg Income:	\$53,676	\$69,295	\$74,142

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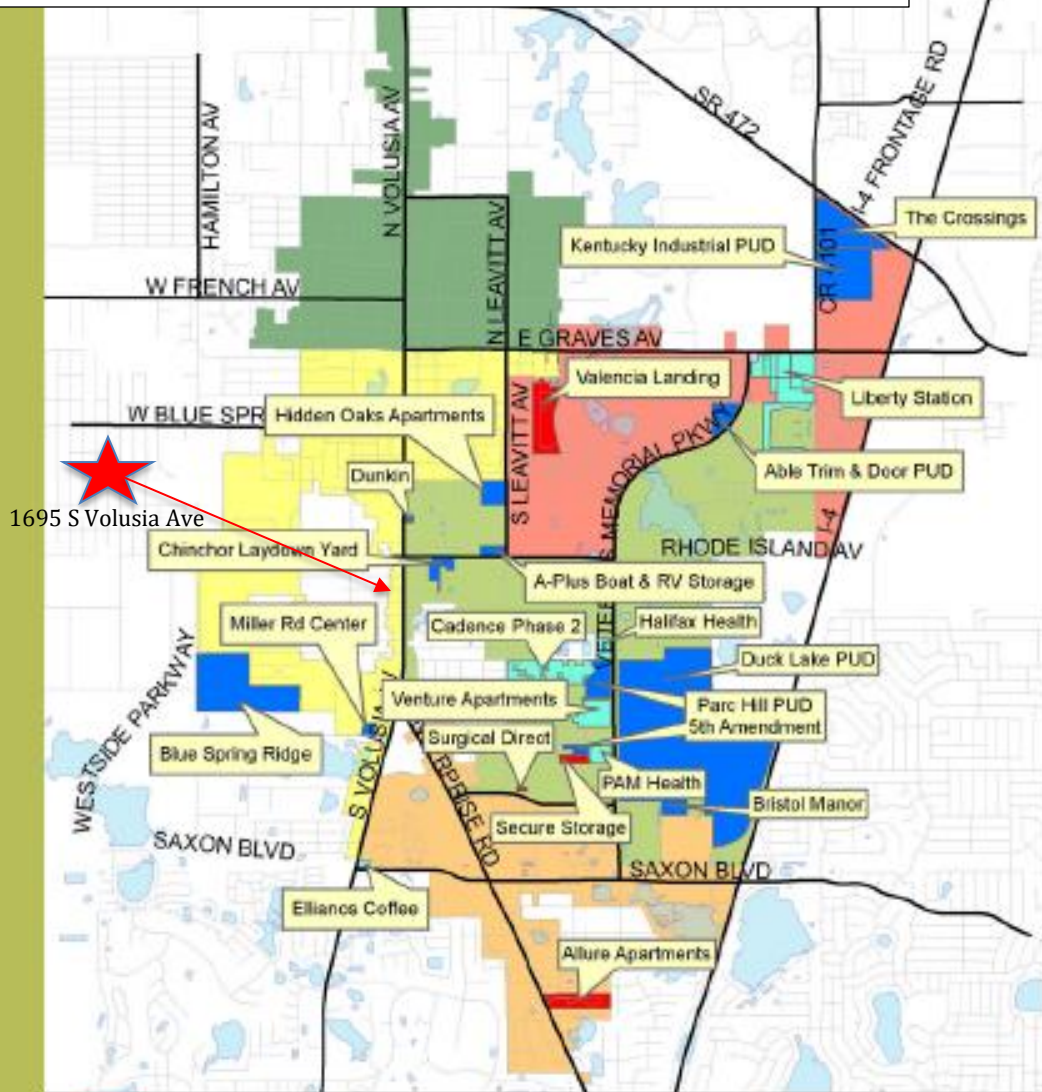


## ORANGE CITY GROWTH ACTIVITY

SEE THE FULL REPORT VIA LINK:

<https://ln5.sync.com/dl/fc9b2d500/67rurrbn-62xyjg4s-egsiwvdv-awwndixt>

PROJECT LOCATION MAP



### Orange City Development Projects 2024



#### Projects

- In Review
- Under Construction
- Project Complete

#### Council Districts

- 1
- 2
- 3
- 4
- 5

- Streets
- Thoroughfares

1 in = 3,471

Date Created 3/22/2024

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Front Office - Guest Waiting Area



Manager's Office



4 Repair Bays



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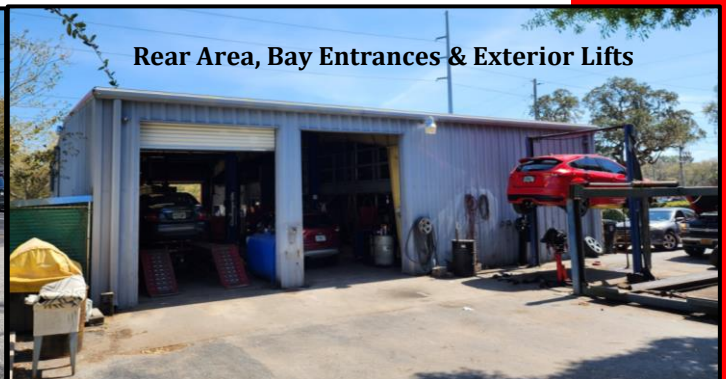
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## EQUIPMENT STAYS WITH PROPERTY

### TAYLOR PROPERTIES OF ORANGE CITY BIG T TIRE & MUFFLER

ITEM	EST VALUE
1ea SNAP ON Motice Scanner	\$15,000
1ea SNAP ON A/C Recycle Machine, 134A	\$6,000
1ea SNAP ON A/C Recycle Machine, 1234A	\$7,500
1ea SNAP ON Wheel Balancer	\$10,000
1ea SNAP ON Tire Machine	\$8,500
1ea COATS Tire Machine	\$4,500
1ea Lincoln Mig Welder & Cartridge	\$2,000
1ea Pipe Bending Machine (new)	\$10,000
2ea 2 Post 10,000 lb Lifts (\$5,000 each)	\$10,000
2ea 2 Post 14,000 lb Lifts (\$7,500 each)	\$15,000
1ea Gas Welding Set & Cannister	\$1,000
1ea AMCO Brake lathe	\$3,000
1ea Hunter Eagle Eye Alignment Machine, 12,000 lb lift w/jacks	\$35,000
1ea Battery Charger	\$500
1ea Smoke Machine	\$500
1ea 25,000 lb Drive on Lift with built in jacks	\$10,000
1ea Industrial Air Compressor	\$3,500
1ea Wall mounted strut compressor	\$750
2ea Roll around jacks	\$500
Furniture and computers	\$5,000
<b>TOTAL:</b>	<b>\$148,250</b>



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