

# SALE

## ORMOND BEACH PROFESSIONAL OFFICES

500 Memorial Circle Ormond Beach, FL 32174



Sale Price	<b>\$762,000</b>
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### OFFERING SUMMARY

Building Size:	5,667 SF
Number of Units:	3
Price / SF:	\$134.46
Zoning:	B-1 Professional

### PROPERTY OVERVIEW

Sold as One Unit. Three condo units combined (D, E-1 & E-2) for a total of 5,677 sq ft. Former administration offices built out with several work stations, two conference rooms, large break room, 3 bathrooms, private offices, waiting room and several different points of entry. Turnkey condition.

### LOCATION OVERVIEW

Located just off of busy Nova Road in Ormond near the Trails Shopping Center. Area of Medical/Professional Offices.

### PROPERTY HIGHLIGHTS

- Great Location - Central Ormond Beach
- Area of Professional and Medical Offices
- Cul-De-Sac Location

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	399	1,134	3,590
Total Population	820	2,382	7,658

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# FLOOR PLAN

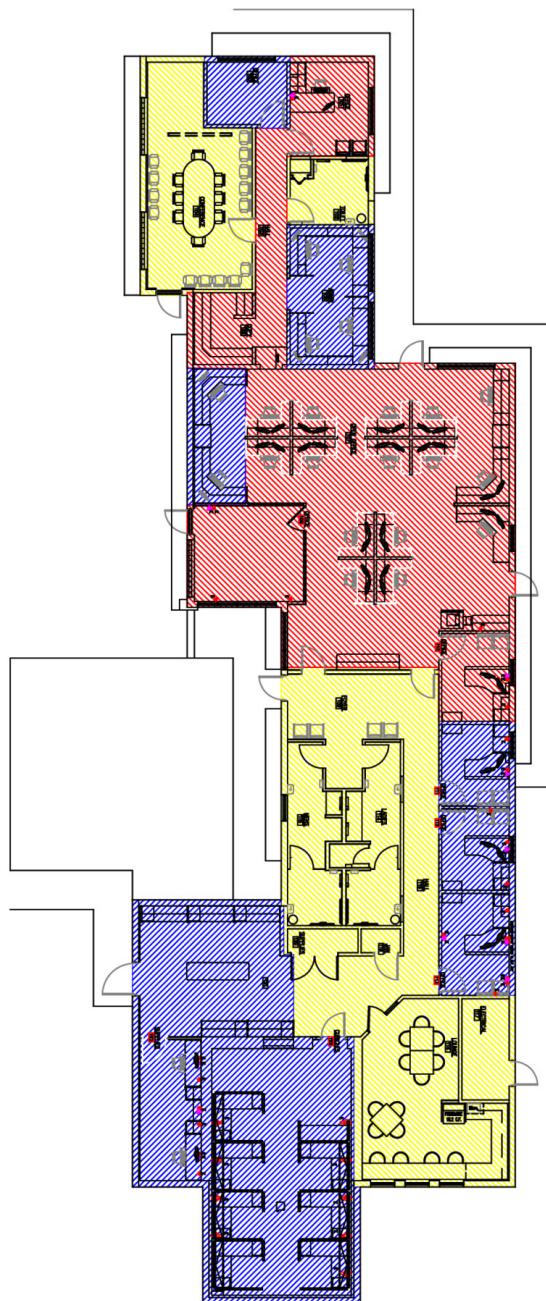
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MEDICAL OFFICES  
500 MEMORIAL CIRCLE  
SUITES D, E-1, & E-2  
ORMOND BEACH, FL

5,677 SQ.FT.

COMMON AREA..... 1,876 SF  
RISK ADJUSTMENT..... 1,815 SF  
HEALTH INFORMATION..... 1,986 SF



REVISED 3/2/22

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## DISTRICT AND GENERAL REGULATIONS

## § 2-22

## Sec. 2-22. B-1, Professional Office/Hospital Zoning District.

A. PURPOSE:															
B. DIMENSIONAL STANDARDS															
Type	Density	Maximum Building Height	Maximum Building Coverage	Maximum Impervious Lot Coverage	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	9. Setbacks							
								a. Front	b. Rear	c. Side	d. Street Side/Corner	e. Waterbody			
Nonresidential Uses	—	40'; Hospitals may be 55'	35%	75%	20,000 SF	100'	—	20'	30' if abutting residential district; 5' additional combined side yard required for each story over 2.	10'	20'	30'			
Multifamily	8 (10 units per acre if 2 stories)	30'	35%	75%	43,560 SF	125'	—	30'	20'; 30' if abutting residential district.	25' if abutting a single-family residential district; 5' additional combined side yard required for each story over 2.	20'	30'			
C. PERMITTED USES			D. CONDITIONAL USES			E. SPECIAL EXCEPTION USES			F. OTHER STANDARDS						
1. Adult Day Care Center 2. Assisted Living Facility 3. Business/Professional Office 4. Business Service 5. Educational Institution 6. Hospital 7. Instructional physical activity 8. Medical Research Laboratory 9. Medical Supply/Rental 10. Nursing Home 11. Pharmacy 12. School, Public 13. Veterinarian			1. Child Care Facility 2. Community Residential Home 3. Dwelling, Multifamily 4. Family Day Care Home 5. Family Day Care Mixed Use 6. House of Worship 7. Parks and Recreation Facilities, Private 8. Parks and Recreation Facilities, Public 9. Person Service 10. Public Facilities 11. Public Utilities 12. Recreation Facilities 13. Restaurant, Type A 14. Restaurant, Type B 15. Retail Sales and Service 16. Self-Private 17. Telecommunication Tower/Antennas, Camouflaged 18. Wind Energy System			1. Cemetery 2. Funeral Home 3. Outdoor Activity 4. Outdoor Storage 5. Recreation Facilities, Outdoor 6. Restaurant Type C			All development must comply with setback requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV). 4. Multifamily residential dwelling units shall have the following minimum square footage per bedroom:						
									<table border="1"> <tr> <td>One = 750 SF</td> <td>Three = 1,050 SF</td> </tr> <tr> <td>Two = 900 SF</td> <td>Each Additional Bedroom = 150 SF</td> </tr> </table>			One = 750 SF	Three = 1,050 SF	Two = 900 SF	Each Additional Bedroom = 150 SF
One = 750 SF	Three = 1,050 SF														
Two = 900 SF	Each Additional Bedroom = 150 SF														
G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.															

(Ord. No. 2015-11, § 2, 4-7-2015; Ord. No. 2015-16, §§ 3—5, 4-21-2015)

LDC2:31

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