

FREESTANDING RETAIL/RESIDENTIAL

98 S US HIGHWAY 17 92, DEBARY, FL 32713



PROPERTY DESCRIPTION

Great West Volusia location. Freestanding multi-unit building on hard corner with traffic light in downtown Debary. Well maintained property built in 1955 and renovated throughout the years. Retail in front with a 3 BR apartment in the rear. All currently occupied with all tenants on month to month leases and all are aware of the sale. Resale shop and vape shop are currently occupying the retail space in front. Retail is currently divided into 2 suites, See floorplan. Great investment with several streams of income. Also great opportunity for an owner/occupant. Current tenants are at well below market rates and all on month to month leases. Don't miss the chance to add this exceptional asset to your investment portfolio.

PROPERTY HIGHLIGHTS

- Freestanding multi-use building on hard corner with traffic light
- AADT 30,000+
- Retail in front , Residential in rear

OFFERING SUMMARY

Sale Price:	\$699,000
Number of Units:	3
Lot Size:	20,457 SF
Building Size:	4,474 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	262	823	3,400
Total Population	645	2,039	8,458
Average HH Income	\$82,813	\$84,167	\$92,294



200 REALTY

Each office independently owned and operated

CHARLES RUDIS

Associate

386.747.9255

charlesrudis@remax.net

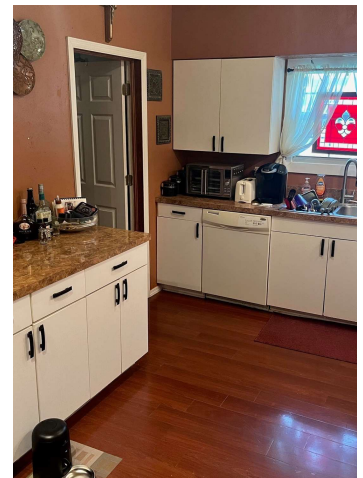
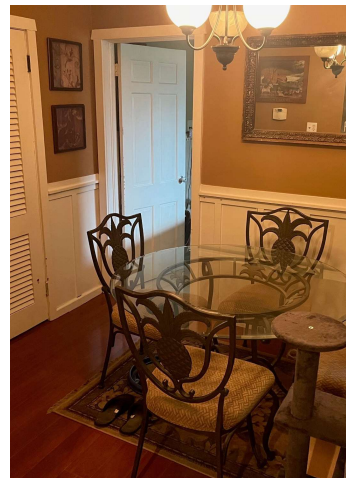
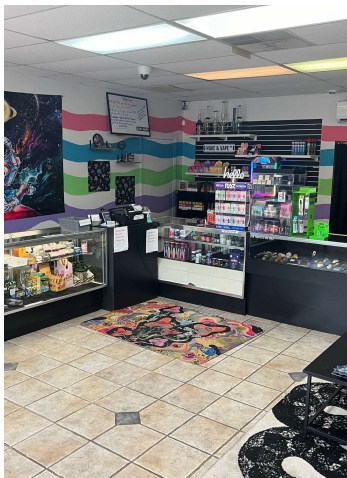
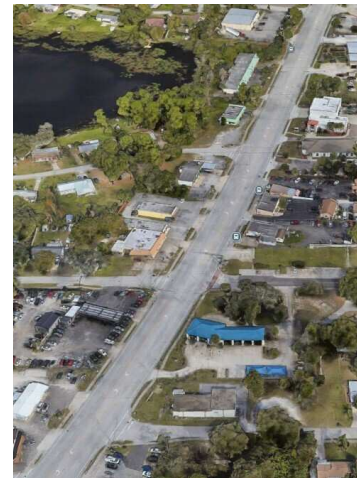
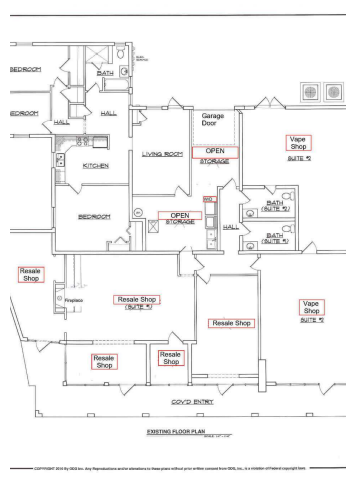
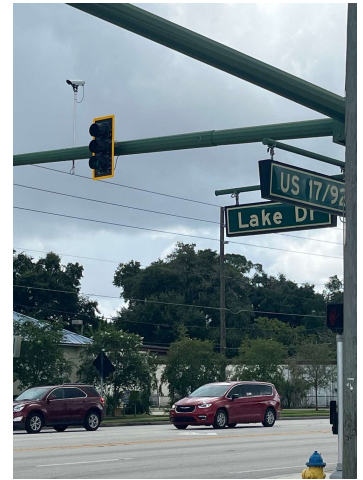
FL #SL667745

954 S Orlando Ave, Winter Park, FL 32789 metroorlandoproperties.com

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FREESTANDING RETAIL/RESIDENTIAL

98 S US HIGHWAY 17 92, DEBARY, FL 32713



200 REALTY
Each office independently owned and operated

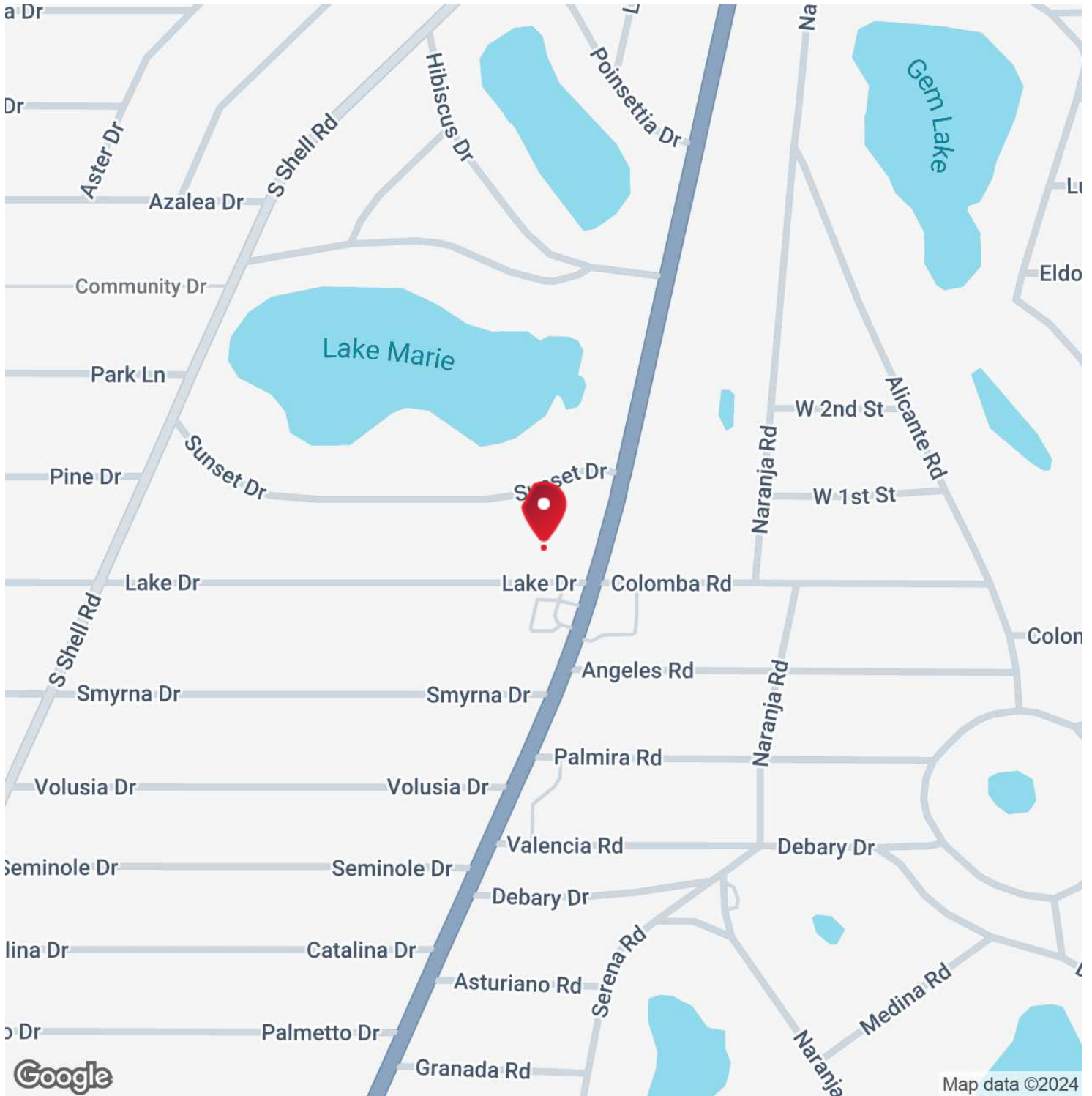
CHARLES RUDIS
Associate
386.747.9255
charlesrudis@remax.net
FL #SL667745

954 S Orlando Ave, Winter Park, FL 32789 metroorlandoproperties.com

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FREESTANDING RETAIL/RESIDENTIAL

98 S US HIGHWAY 17 92, DEBARY, FL 32713



200 REALTY
 Each office independently owned and operated

954 S Orlando Ave, Winter Park, FL 32789 metroorlandoproperties.com

CHARLES RUDIS
 Associate
 386.747.9255
 charlesrudis@remax.net
 FL #SL667745

FREESTANDING RETAIL/RESIDENTIAL

98 S US HIGHWAY 17 92, DEBARY, FL 32713

Building Name	Freestanding Retail/Residential
Property Type	Retail
Property Subtype	Street Retail
APN	8034-01-01-0220
Building Size	4,474 SF
Lot Size	20,457 SF
Building Class	C
Year Built	1955
Year Last Renovated	2020
Number of Floors	1
Number of Buildings	1

Great West Volusia location. Freestanding multi -unit building on hard corner with traffic light in downtown Debarry. Well maintained property built in 1955 and renovated throughout the years. Retail in front with a 3 BR apartment in the rear. All currently occupied with all tenants on month to month leases and all are aware of the sale. Resale shop and vape shop are currently occupying the retail space in front. Retail is currently divided into 2 suites, but could be split in up to 4 suites. See floorplan. Great investment with several streams of income. Also great opportunity for an owner/occupant. Current tenants are at well below market rates and all on month to month leases. Don't miss the chance to add this exceptional asset to your investment portfolio.



- Freestanding multi-use building on hard corner with traffic light
- AADT 30,000+
- Retail in front , Residential in rear
- Excellent potential income streams
- West Volusia and Debarry in growth mode



200 REALTY

Each office independently owned and operated

954 S Orlando Ave, Winter Park, FL 32789 metroorlandoproperties.com

CHARLES RUDIS

Associate

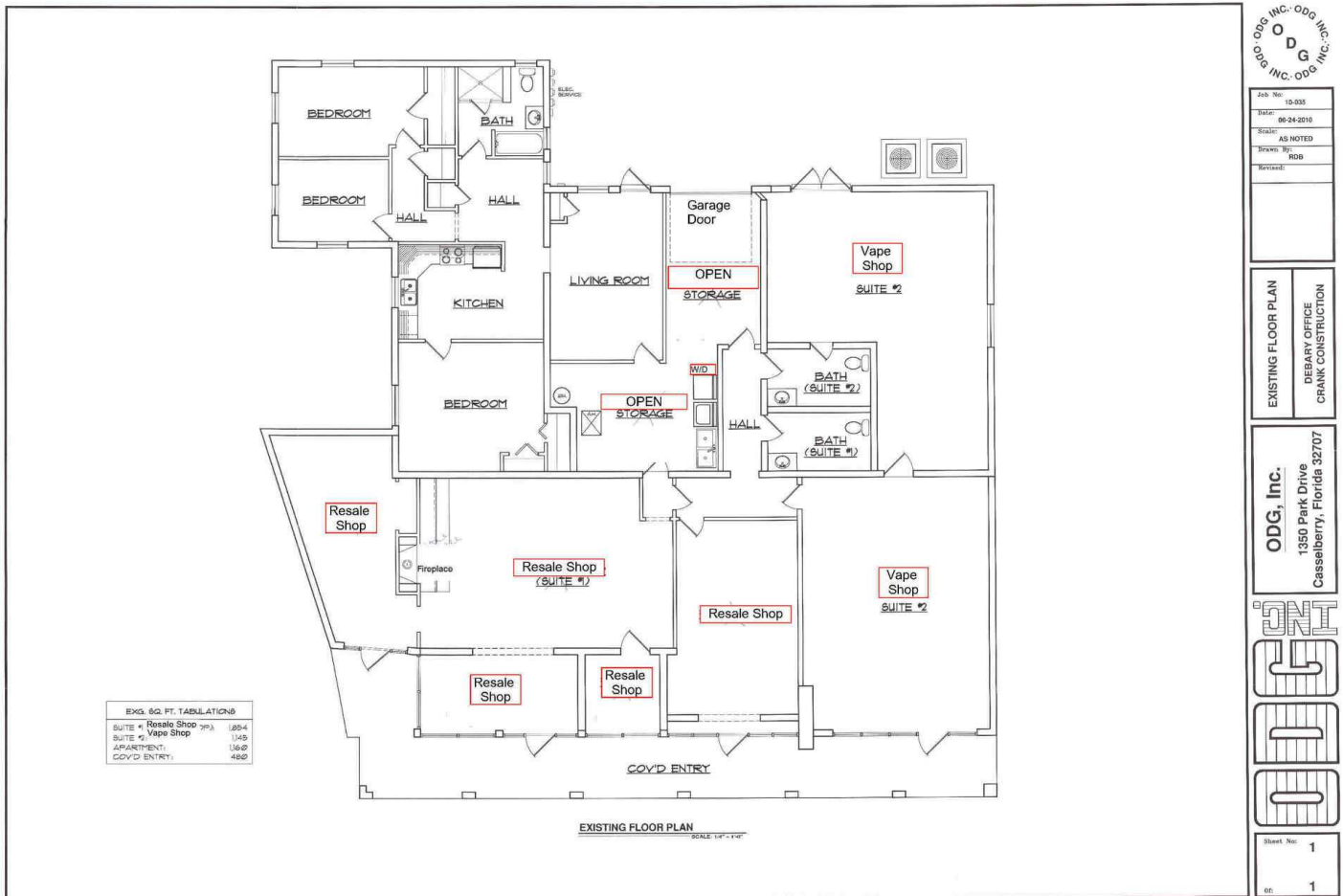
386.747.9255

charlesrudis@remax.net

FL #SL667745

FREESTANDING RETAIL/RESIDENTIAL

98 S US HIGHWAY 17 92, DEBARY, FL 32713



ODG INC. ODG INC. ODG INC. ODG INC. ODG INC.

Job No:	15-035
Title:	06-24-2010
Scale:	AS NOTED
Drawn By:	ROB
Revised:	

EXISTING FLOOR PLAN
REARLY OFFICE
CRANK CONSTRUCTION

ODG, Inc.
1350 Park Drive
Casselberry, Florida 32707

UNI
G
D
D
D

Sheet No:	1
of:	1

COPYRIGHT 2010 By ODG Inc. Any Reproductions and/or alterations to these plans without prior written consent from ODG, Inc., is a violation of Federal copyright laws.



200 REALTY
Each office independently owned and operated

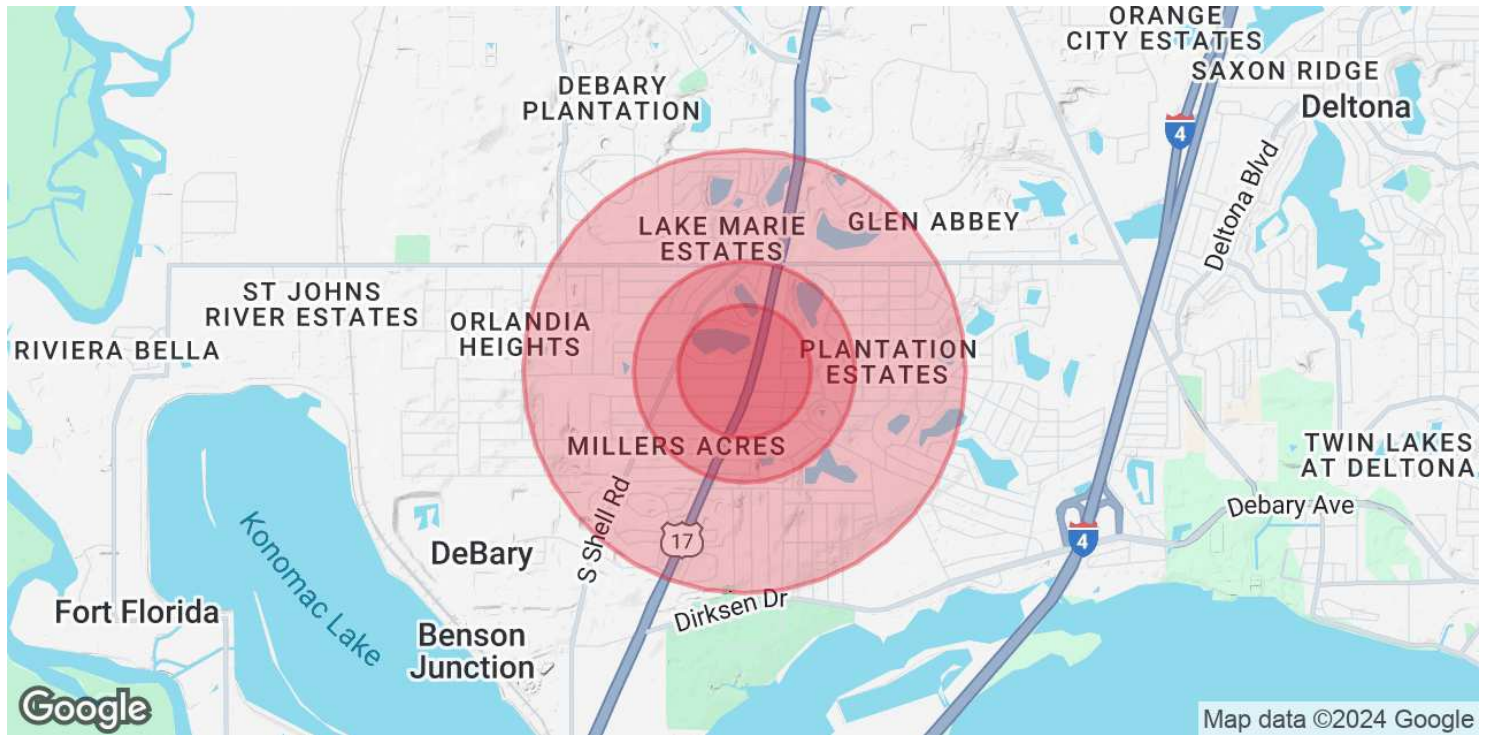
954 S Orlando Ave, Winter Park, FL 32789 metroorlandoproperties.com

CHARLES RUDIS
Associate
386.747.9255
charlesrudis@remax.net
FL #SL667745

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FREESTANDING RETAIL/RESIDENTIAL

98 S US HIGHWAY 17 92, DEBARY, FL 32713



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	645	2,039	8,458
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	262	823	3,400
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$82,813	\$84,167	\$92,294
Average House Value	\$279,438	\$286,533	\$310,754

Demographics data derived from AlphaMap



200 REALTY

Each office independently owned and operated

CHARLES RUDIS

Associate

386.747.9255

charlesrudis@remax.net

FL #SL667745

954 S Orlando Ave, Winter Park, FL 32789 metroorlandoproperties.com

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated