



COME TO FLORIDA & OWN YOUR OWN BUSINESS!!!

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BEDS	BATHS	SQ. FT.

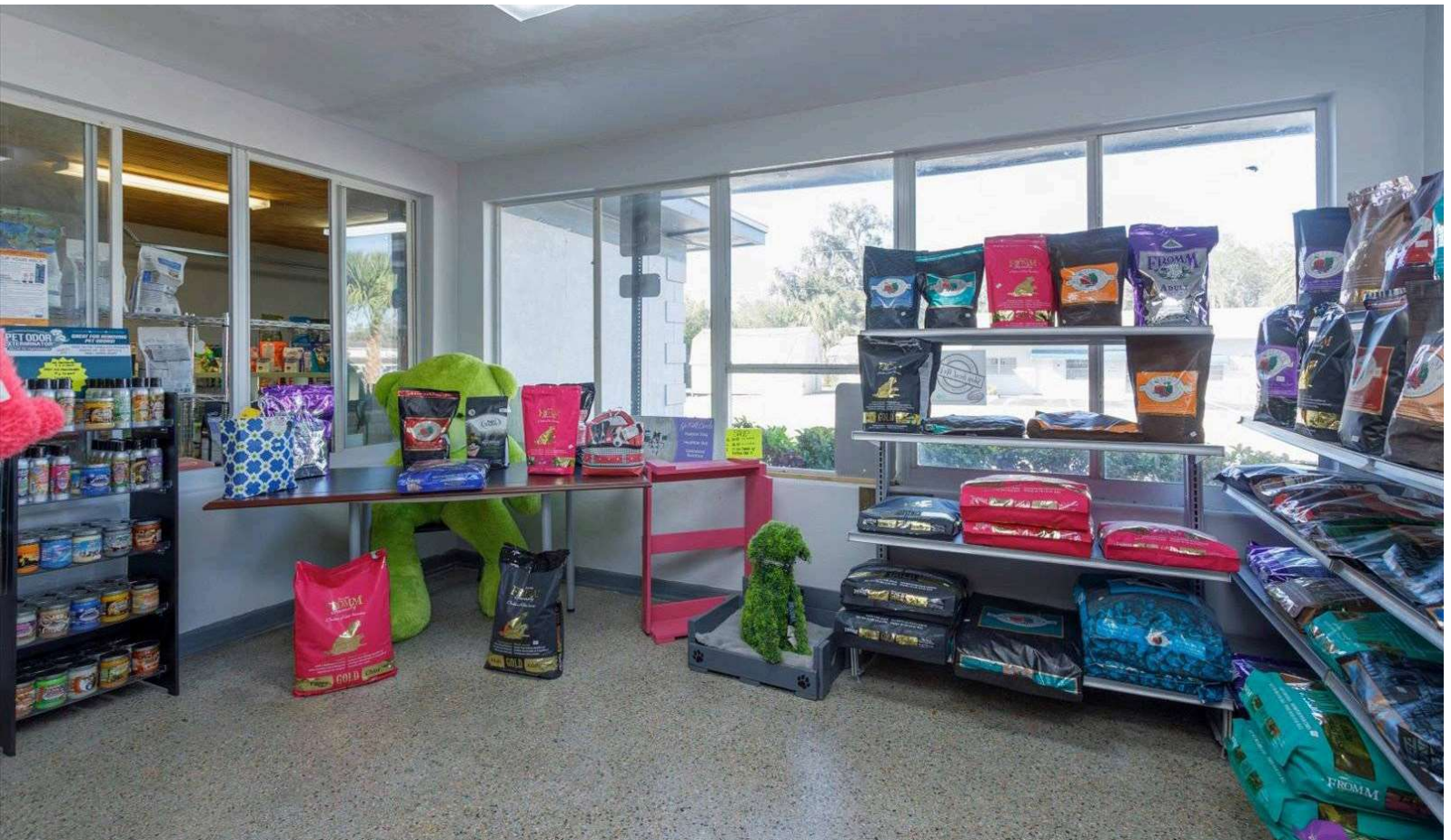
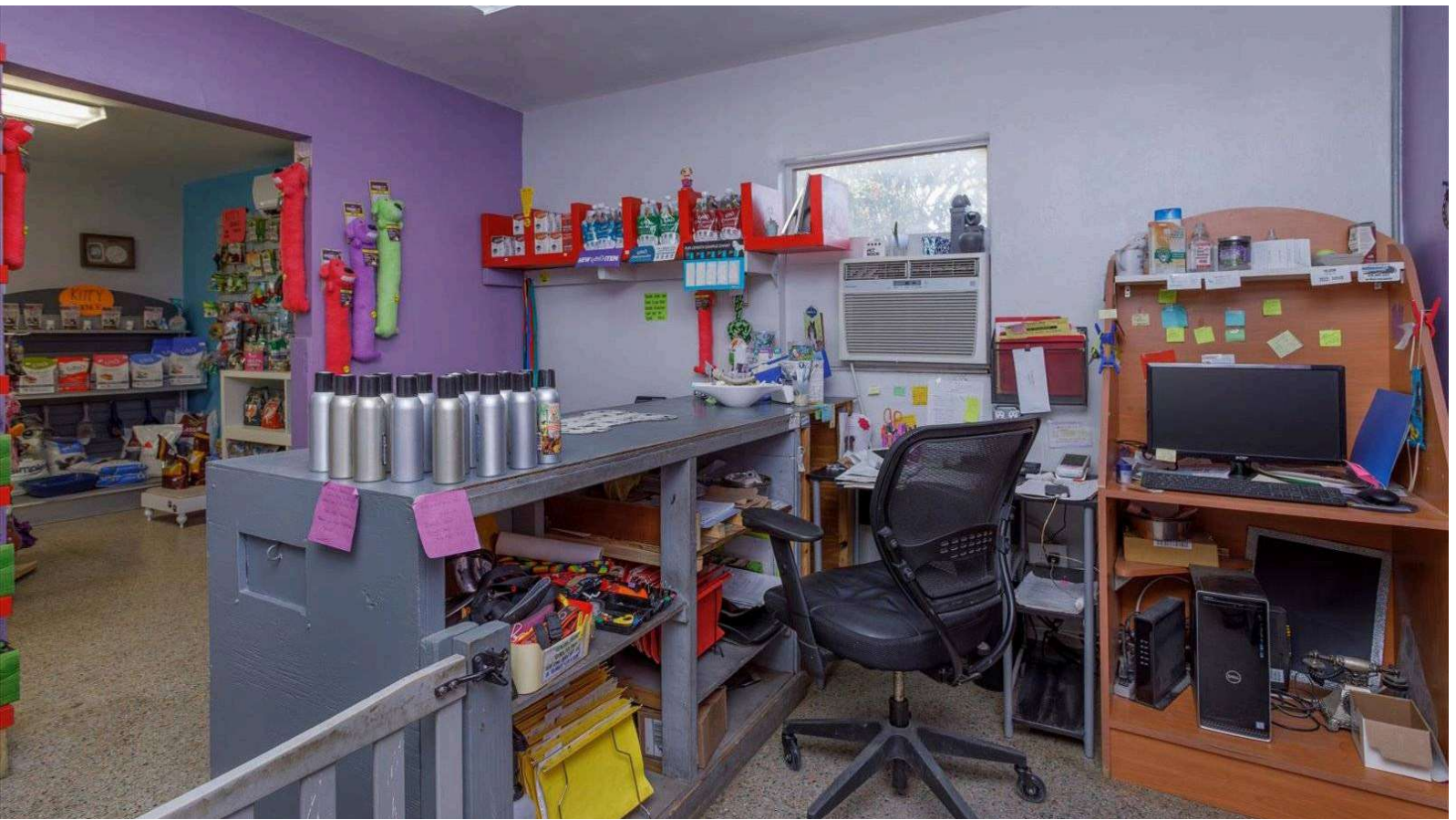
1933 S. VOLUSIA AVENUE, ORANGE CITY, FL 32763

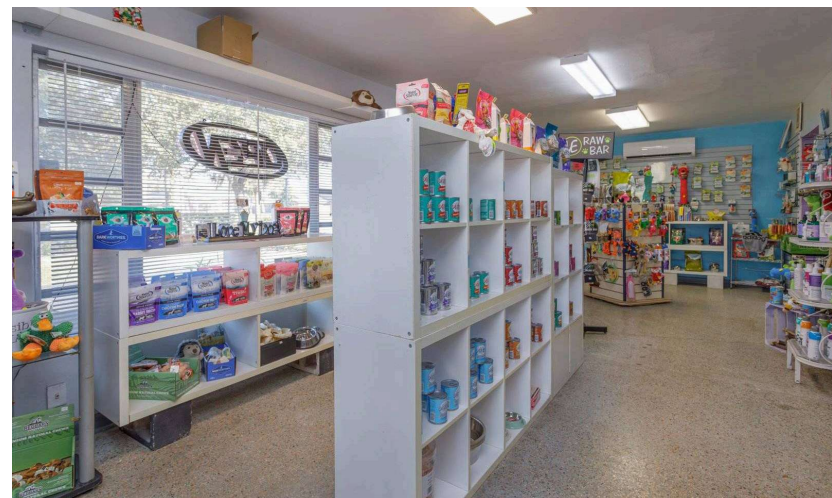
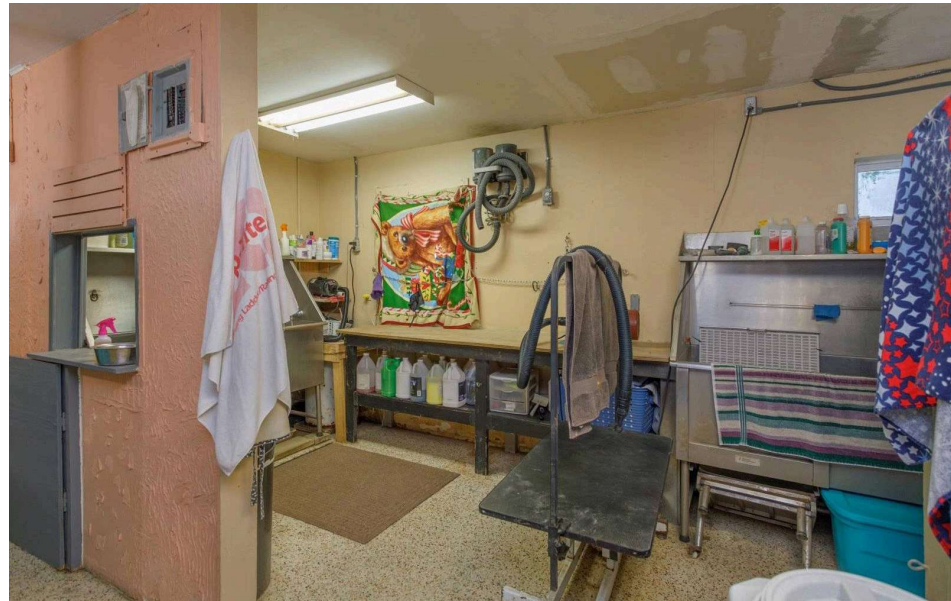
BE PART OF THE FLORIDA DREAM!!! MAJOR PRICE REDUCTION TO \$950,000!! AMAZING & PRIME commercial property located in Orange City with premium visibility directly on 17-92/Volusia Avenue!! High traffic counts with over 50,000+ cars daily for maximum exposure to the public. Strategic location and right next door to Wendy's & other retail restaurants and businesses. The real estate lot is .41 acre with 94 x 226 dimensions and currently zoned CG-2 (General Commercial) with Orange City. Ideal business opportunity for this professional building with a perfect & spacious floor plan with multiple rooms throughout with terrazzo floors, and this commercial property offers plenty of room for retail space, work areas and storage facilities. Property has three separate air-conditioned zones with three 2-ton mini-splits HVACs for energy efficiency. Property has a large, paved parking lot for retail customers to accommodate 12+ vehicles in front of the building PLUS a 50 x 70 back lot which could easily accommodate another 12+ vehicles. Nicely landscaped & fenced backyard for privacy. The property is currently being utilized as a Pet Grooming, Food Distributor & Boarding business, and this income producing business is also for sale for \$280,000 plus inventory value at the time of closing. Property & business has a combined sales price of \$1,230,000 to include the building and all equipment and supplies. Inventory is negotiable and available to purchase for all the premium pet food and products and will be valued & priced at the time of closing. Established clientele for ongoing business opportunity. Seller is negotiable and is willing to provide OWNER FINANCING with 30%+ down payment or willing to LEASE for \$3200 per month if the business is purchased separately. Make an appointment to see this AWESOME COMMERCIAL GEM for you to own your OWN commercial property and to purchase the existing income-producing pet grooming business!! DON'T DELAY...CALL TODAY!!

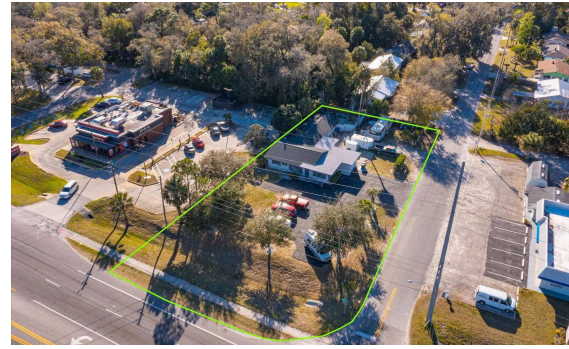
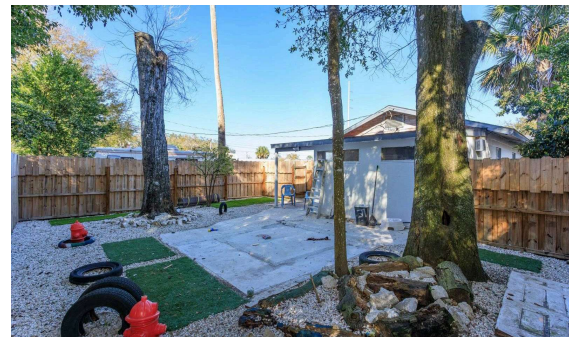


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