

Your Medical Practice Starts Here.



Medical Office Building

PRIME INVESTMENT OPPORTUNITY

Dual-Income Potential

This two suite medical office building offers the perfect blend of investment income and owner-occupancy potential.

PROPERTY HIGHLIGHTS

Suite 1: Currently Rented

Existing dental office tenant provides steady rental income, reducing your carrying costs from day one.

Suite 2: Ready for your business

The second suite is available and ready for occupancy in November. Move your practice in right away.

Ideal for Medical Professionals

Perfect for physicians, specialists, or healthcare service providers seeking ownership.

**1667 N Clyde Morris Boulevard
Daytona Beach, FL 32118**



Offered at: \$1,637,000.00



2 SUITE MEDICAL OFFICE FOR SALE

One suite is currently rented, providing immediate income. The second suite offers over 2900 square feet ready for your business.

MEDICAL OFFICE BUILDING DETAILS

Suite 1 - Currently Rented

**Generating immediate rental income
with established dental office
tenant in place.**

Suite 2 - Plenty of Space

**Offers 12 office or treatment rooms.
A large reception area and waiting
room and a second floor bonus
room. Perfect for your medical
business to move into this
November.**

SUITE TWO:

- **2913 Square Feet.**
- **12 Office/ Treatment Rooms.**
- **Large Reception Area And Foyer.**
- **Bonus Room On Second Floor.**

BUILDING OFFERS:

- **Excellent Location.**
- **Ample Parking.**
- **Outstanding income potential.**

WHY INVEST IN THIS PROPERTY?

Your Smart Investment Choice

Immediate rental income from occupied suite. Lease in place for 5 years (NNN Lease \$36,500/yr).

Prime location for medical professionals.

**Dual income potential
opportunity from Suite 2.
Excellent visibility and
accessibility.**

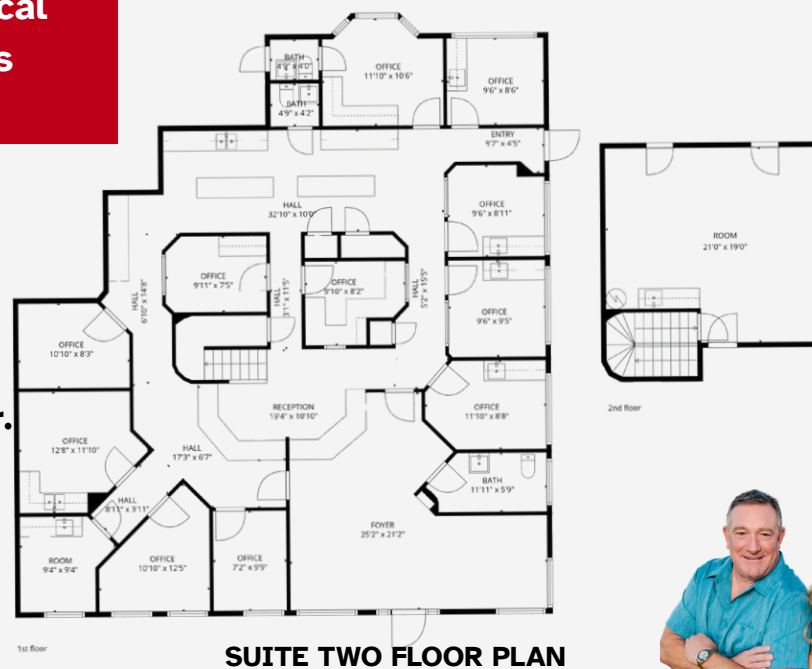


SCHEDULE YOUR PROPERTY VIEWING

Ready to see this 2 suite medical office building? Contact us today to arrange a private showing.

Bill and Mary Cullen
Real Estate Consultants
386-396-1000
54 S Atlantic Ave
Ormond Beach, FL 32176

<https://BillMaryMakeitHappen.com>



TOTAL: 2913 sq. ft
1st floor: 2483 sq. ft, 2nd floor: 430 sq. ft
EXCLUDED AREAS: WALLS: 150 sq. ft