

# SALE

## 90 FOX RIDGE CT.-B

90 Fox Ridge Ct.-B, Debarry, FL 32713



**SALE PRICE**

**\$750,000**

**Eric Alexander**

**(386) 956-9366**

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### PROPERTY DESCRIPTION

Beautifully renovated Office. Motivated Seller. Pride Reduction on March 2, 2026.

### PROPERTY HIGHLIGHTS

- Strategically located near Orange City, Debarry and Deltona.
- Beautifully Renovated in 2024
- Nine Offices, Conference Room, Break Room and 3 Restrooms. Easily convert to Medical.
- Great visibility on heavily travelled Enterprise Rd.
- 15,000+ Daily Traffic Count
- Potential 6.19 CAP Rate if Leased at \$18 psf Base Rate
- New Roof 2024

### OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	25,973 SF
Building Size:	2,745 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	169	582	2,323
Total Population	447	1,539	6,066
Average HH Income	\$122,985	\$121,916	\$107,575

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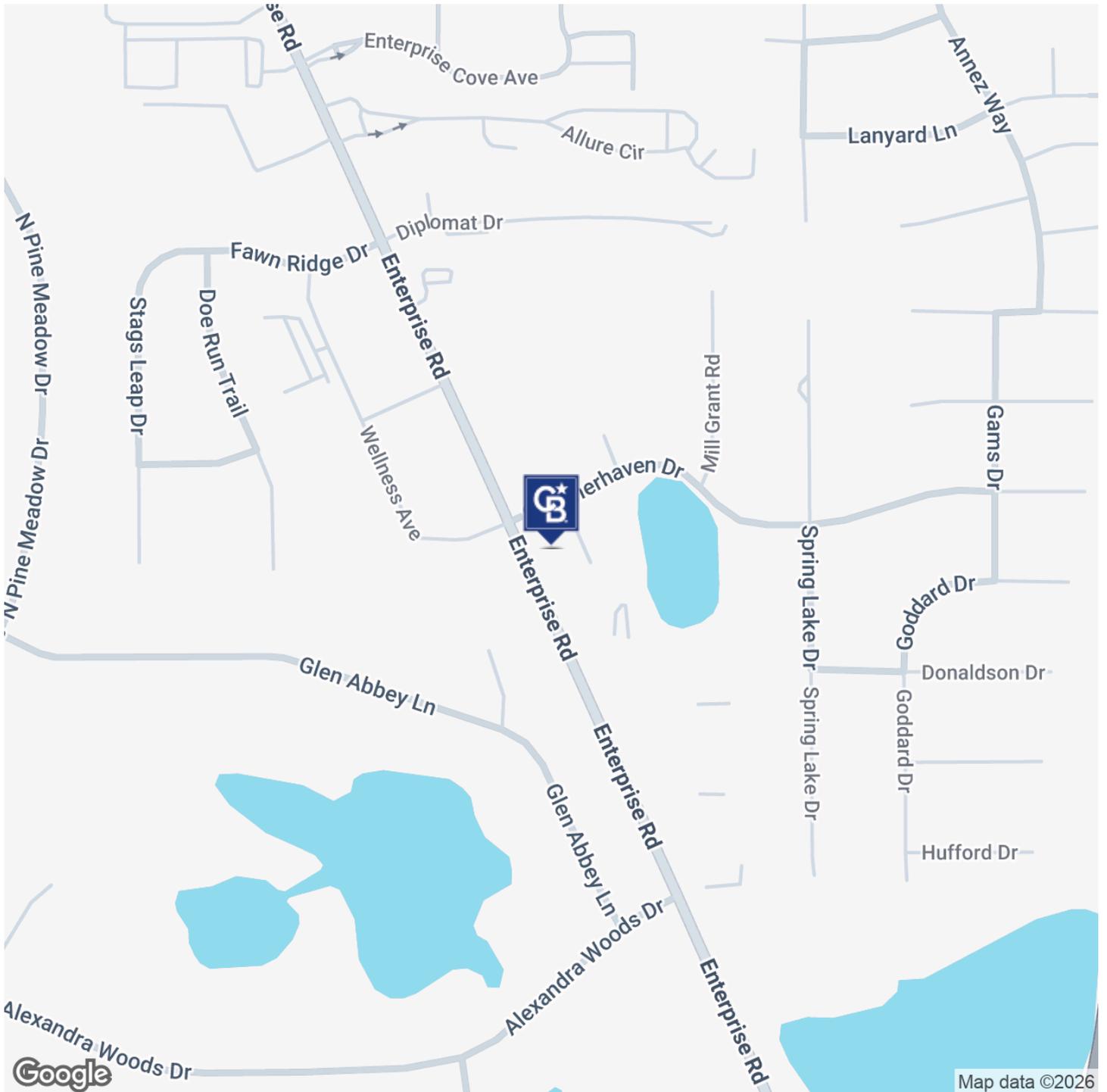


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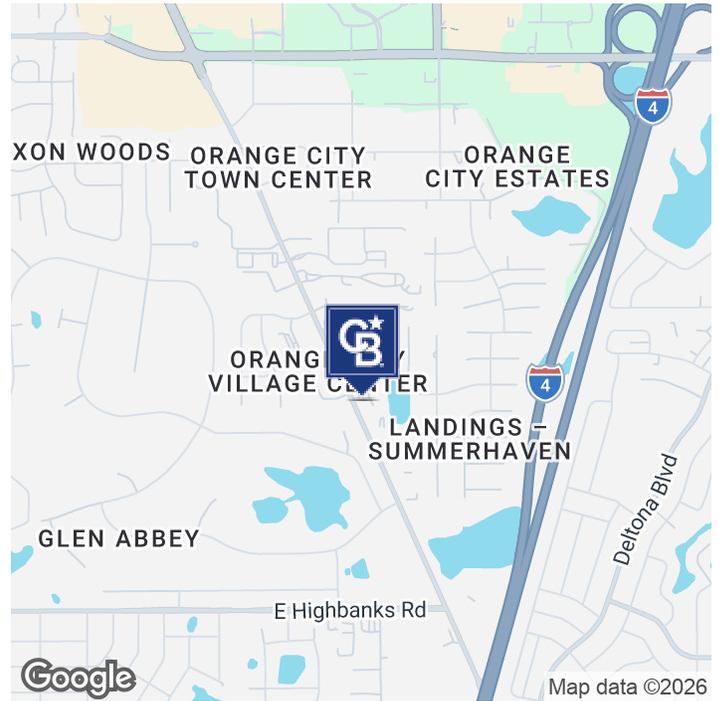


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### OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	2,745 SF
Available SF:	
Lot Size:	25,973 SF
Price / SF:	\$273.22
Year Built:	2011
Renovated:	2024
Zoning:	B-4

### PROPERTY OVERVIEW

Beautifully renovated Office. Motivated Seller. Pride Reduction on March 2, 2026.

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## INVESTMENT OVERVIEW

Price	\$750,000
Price per SF	\$273

## OPERATING DATA (ANNUAL)

**2025 TAXES: \$6,712.35 / INSURANCE: \$3,264.00**

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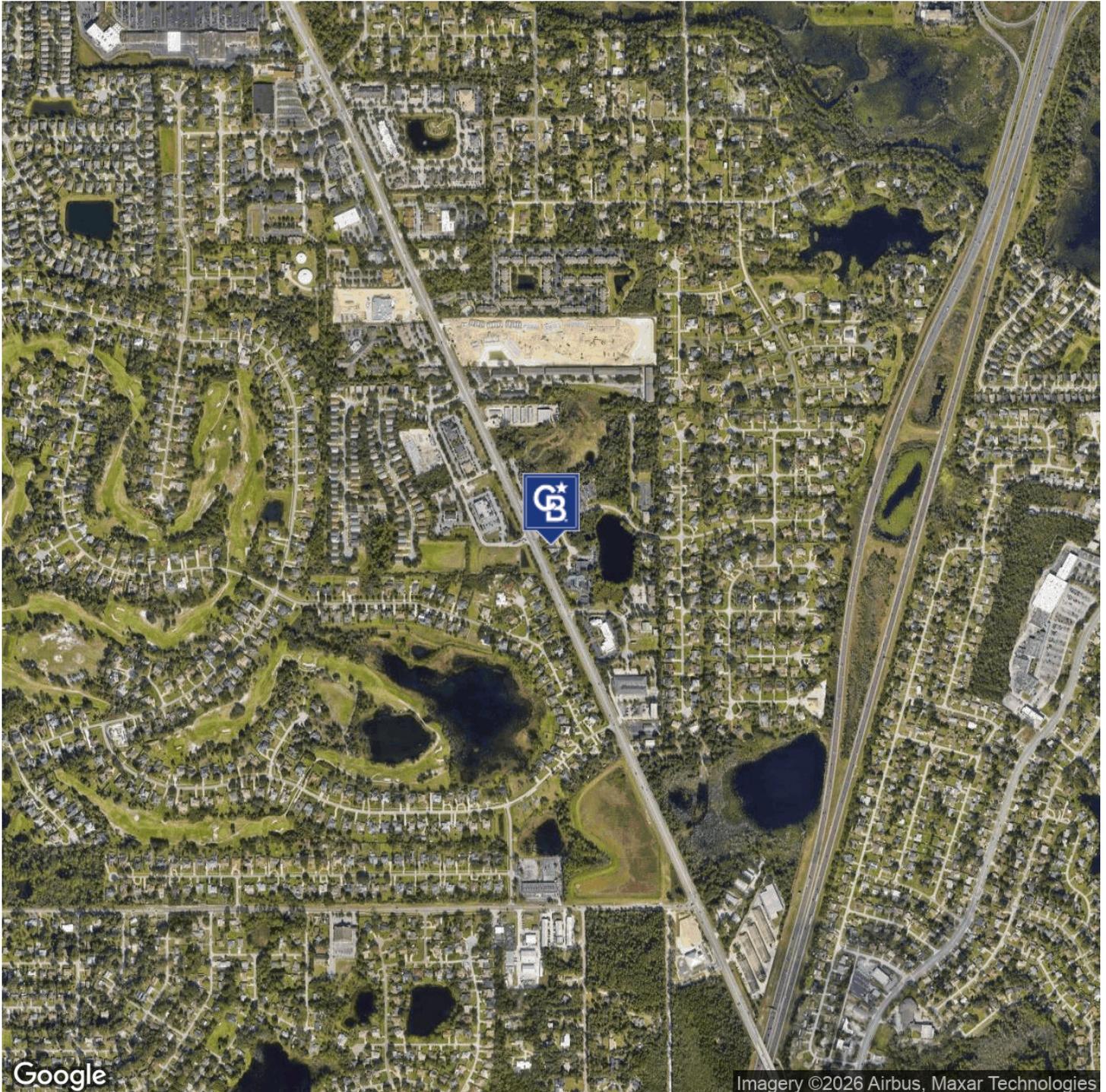


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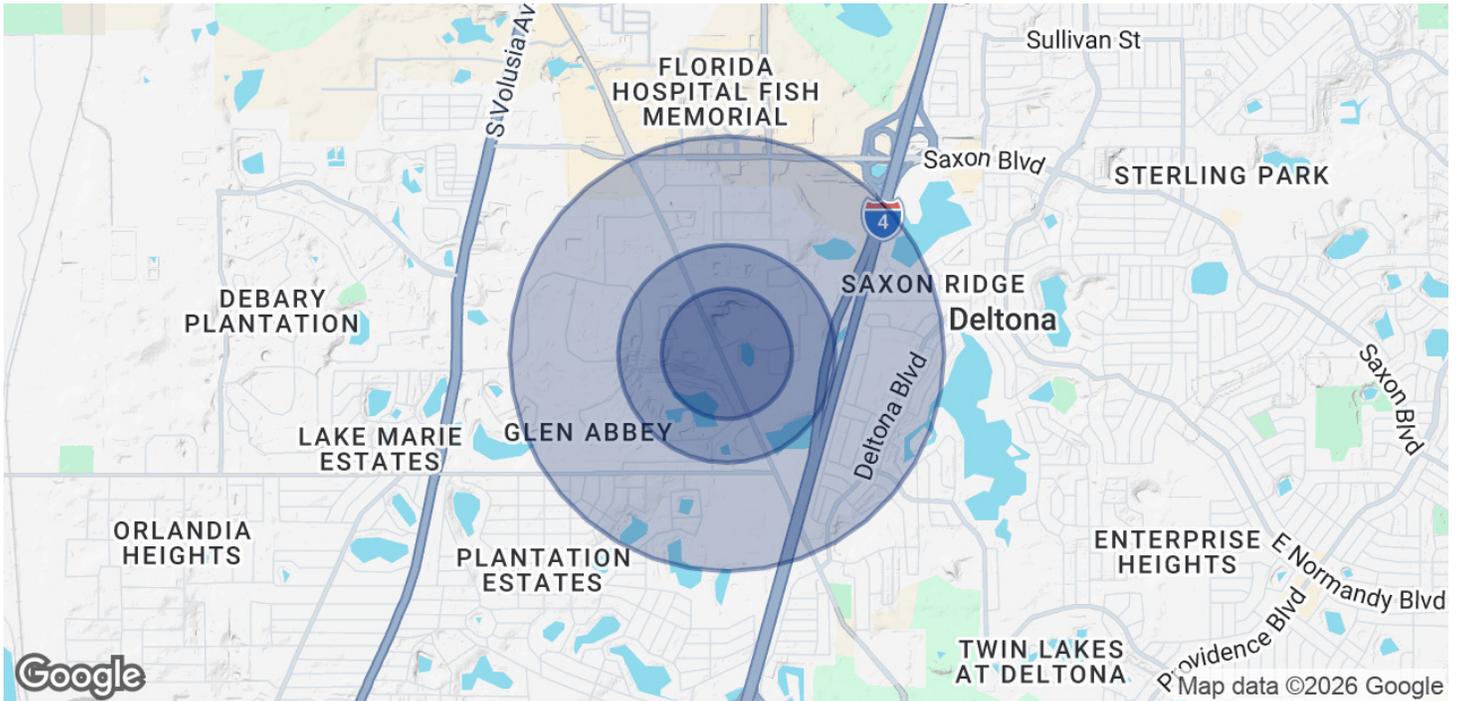


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	447	1,539	6,066
Average Age	46	46	44
Average Age (Male)	44	44	43
Average Age (Female)	47	47	46

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	169	582	2,323
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$122,985	\$121,916	\$107,575
Average House Value	\$387,535	\$386,040	\$355,960

Demographics data derived from AlphaMap

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