

# SMALL INVESTOR OFFERING | VENETIAN BAY COMMERCIAL CONDO



## PROPERTY DESCRIPTION

Small Investor Offering - 3,362 SF Commercial Condo in Venetian Bay operating as Cross Creek Day School. A successful day care operating since 2013 with a long waiting list for enrollment.

\$68,442.00 Annual Base Rent NNN. Lease expires December 2028.

7.75% Cap Rate PLUS Tenant pays condo dues and real estate taxes.

No hassle investment with Condo Association handling all building and grounds maintenance.

Benefit from a high foot traffic location with some of the best demographics in East Volusia County.

Downtown Venetian Bay Town Center has approximately 2,000 homes within a short walking distance and over 2,900 homes currently and growing to over 4,000 homes in Venetian Bay at full build out.

Currently estimated to be over 7,000 potential customers with over \$75,000 plus Average Household Income.

Building signage available.

Great addition to your investment portfolio!

### JOHN W. TROST, CCIM

Principal | Senior Advisor

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### CHRIS BUTERA

Principal

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## OFFERING SUMMARY

**SALE PRICE:** \$880,000

**SIZE:** 3,362 SF

**CAP RATE:** 7.75%

**NOI:** \$68,442.00  
(\$20.36 NNN)

**YEAR BUILT:** 2007

**ZONING:** PUD

**PARCEL NO:** 7307-04-00-0130

## LOCATION ADDRESS

424 Luna Bella Lane, Unit M (122)

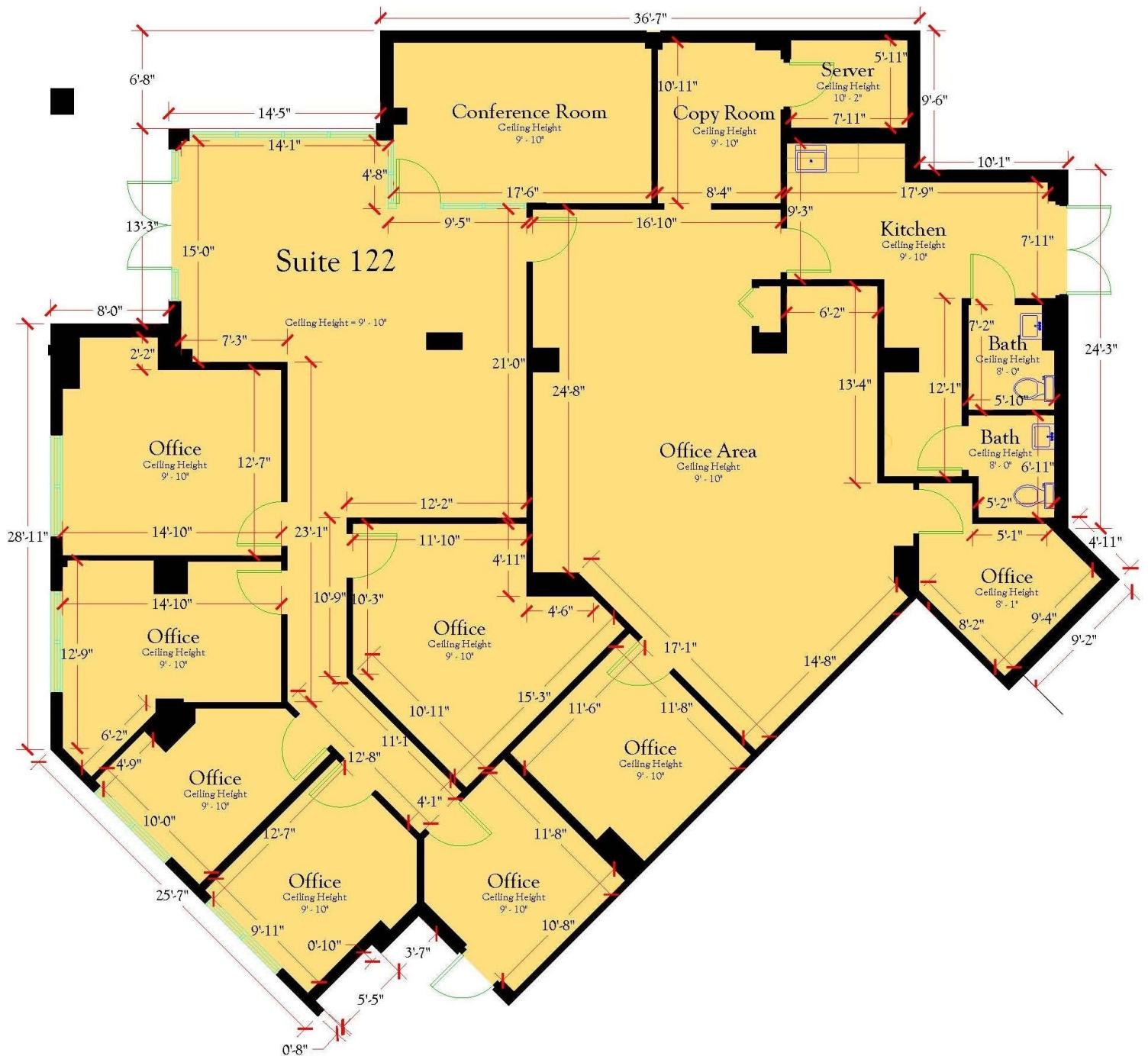
New Smyrna Beach, FL 32168

**VENETIAN BAY COMMERCIAL CONDO** | 424 Luna Bella Lane, Unit M (Suite 122) New Smyrna Beach, FL 32168

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# UNIT M (122) FLOOR PLAN



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(Under Construction)  
Cordova Apartments  
322 Market Rate Units

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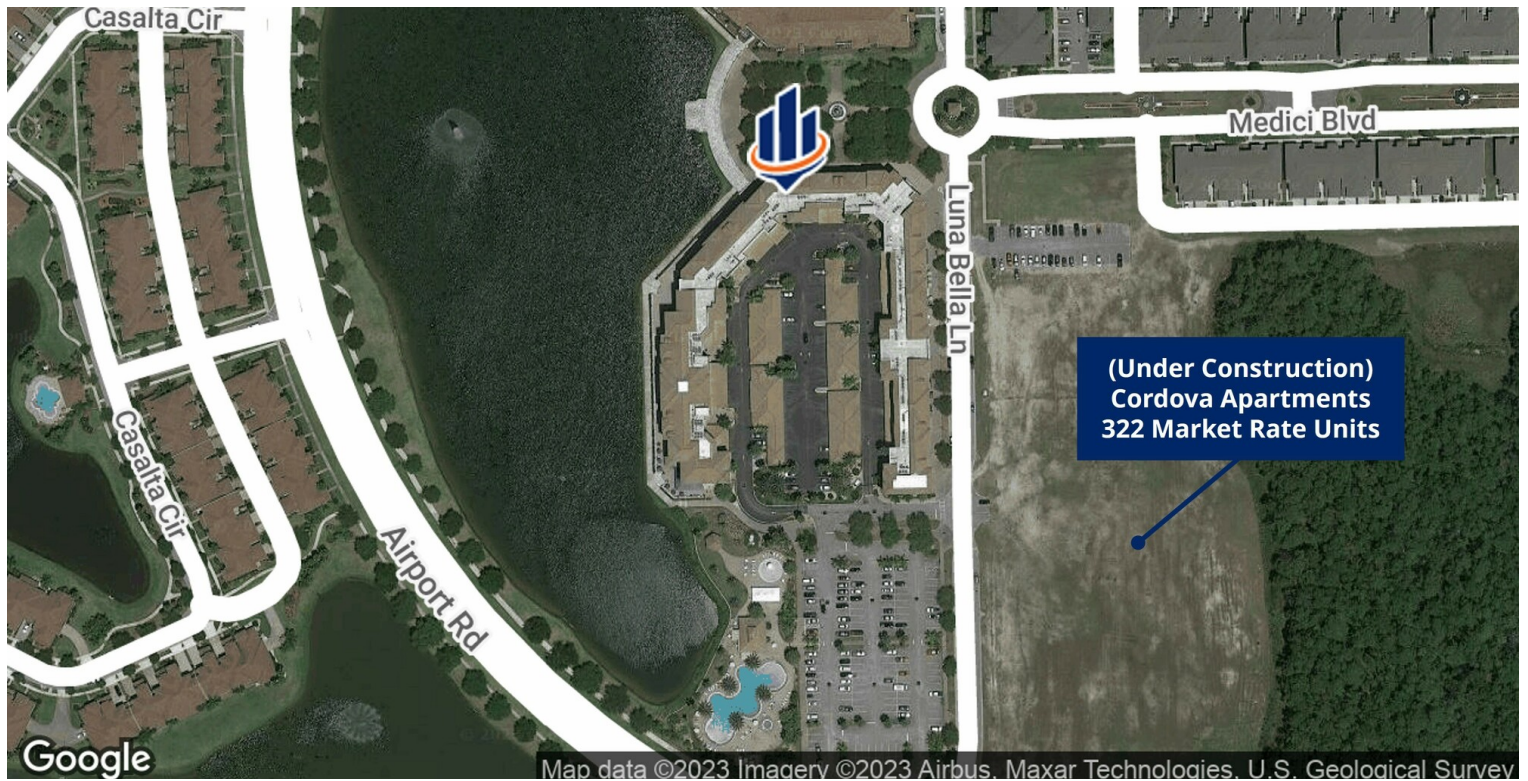
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# LOCATION MAPS



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