

SALE

NNN Leased Dental Office - Ormond Beach

145 N NOVA RD

Ormond Beach, FL 32174

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

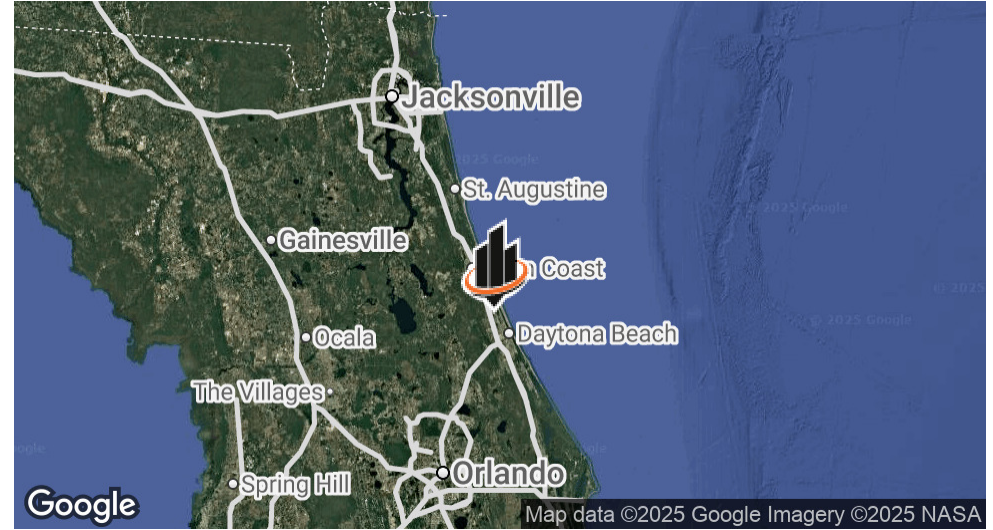
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carl.lentz@svn.com

FL #BK3068067



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,226,000
NUMBER OF UNITS:	1
LOT SIZE:	14,991 SF
BUILDING SIZE:	3,300 SF
NOI:	\$79,695.00
CAP RATE:	6.5%

PROPERTY DESCRIPTION

145 N Nova Rd, Ormond Beach
High Traffic Area Across From Trails Publix
3,300 SF - Dental Office
10 Year Lease Commenced 11/01/2025
NNN Leased @ \$79,695 Annual NOI
3% Annual Increases - 2 X 5 Year Options
5% Management Fee on Base Rent
Management Fee Included in NOI
May Be Combined with Adjacent Property

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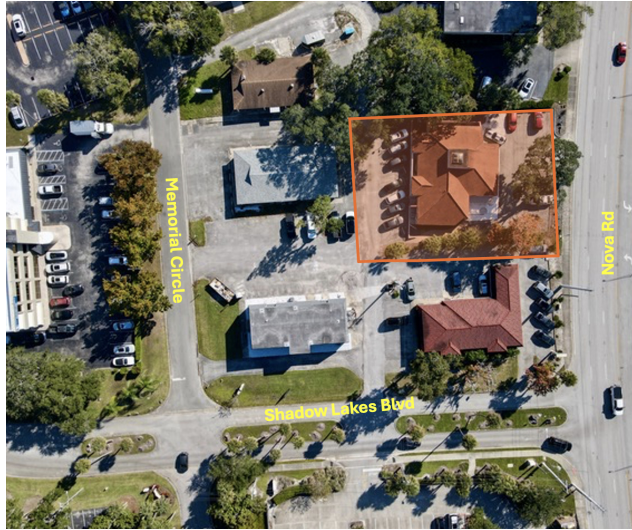
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ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

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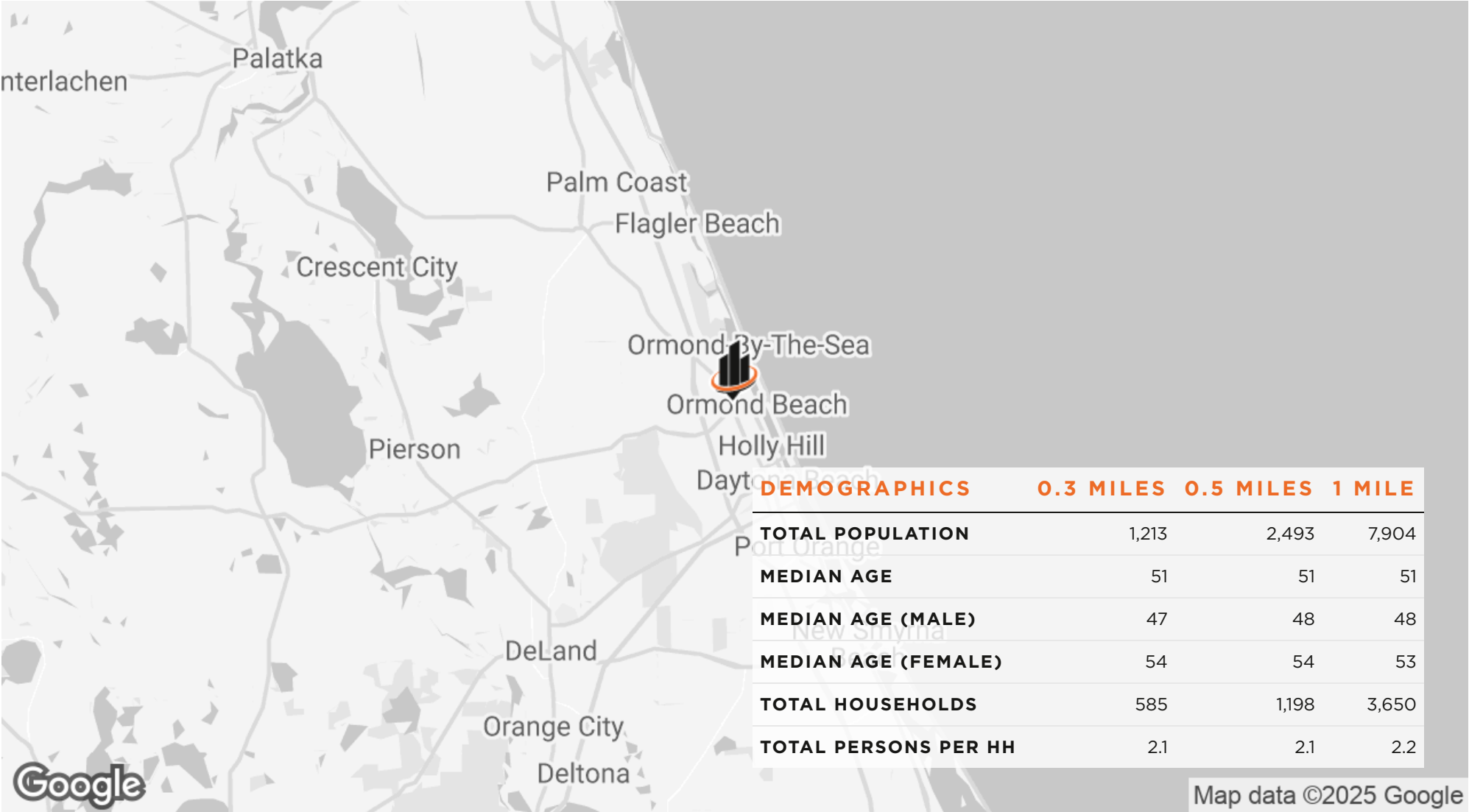
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LOCATION MAP



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