

SALE

Value Add Office/Warehouse Income Property- Edgewater

328 NORTH RIDGEWOOD AVENUE

Edgewater, FL 32132

PRESENTED BY:

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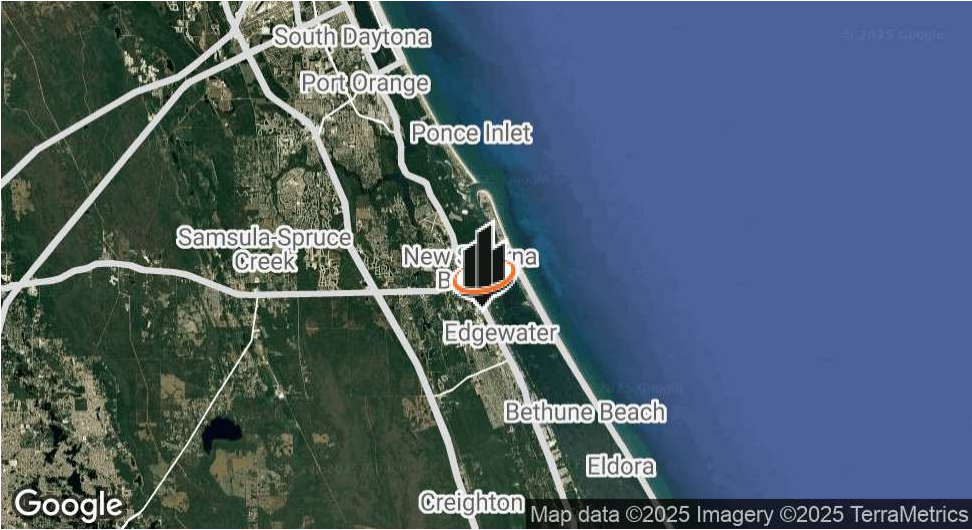


PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 0.53 acres+/- prime road frontage on US-1
- B-3 Highway Commercial Zoning - Edgewater
- 20+ parking spaces
- 3 bay warehouse(1,800 SF)-currently vacant, easy to rent
- 2023 HVAC, gutters, and soffits - 2016 roof



PROPERTY DESCRIPTION

8.5% PRO FORMA CAP RATE
Located in the quickly growing city of Edgewater, this office/warehouse space is suitable for investors or owner users. 0.53ac parcel with 7800sf warehouse/office space on busy US-1. Current owner converting renewing tenants to NNN leases. Ability for year two 8.5% cap rate by optimizing rents, leasing the owner-occupied warehouse and office space, and converting additional tenants to NNN leases. Owner/user would benefit from 6k square feet of office space and small bay warehouse in the rear of the building, with ability to sublet unused space to office tenants.

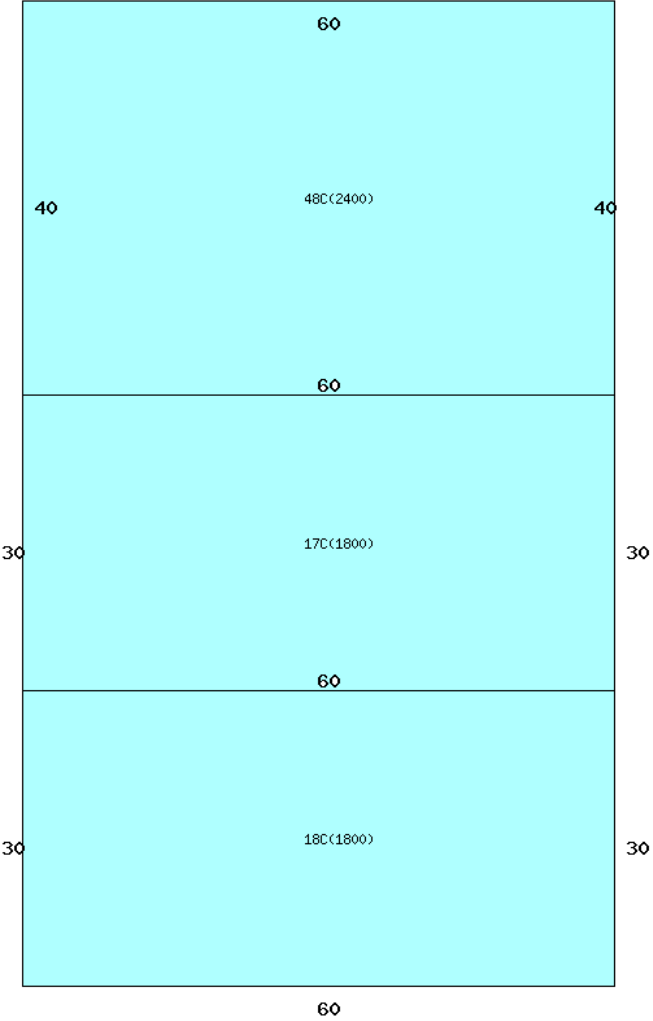
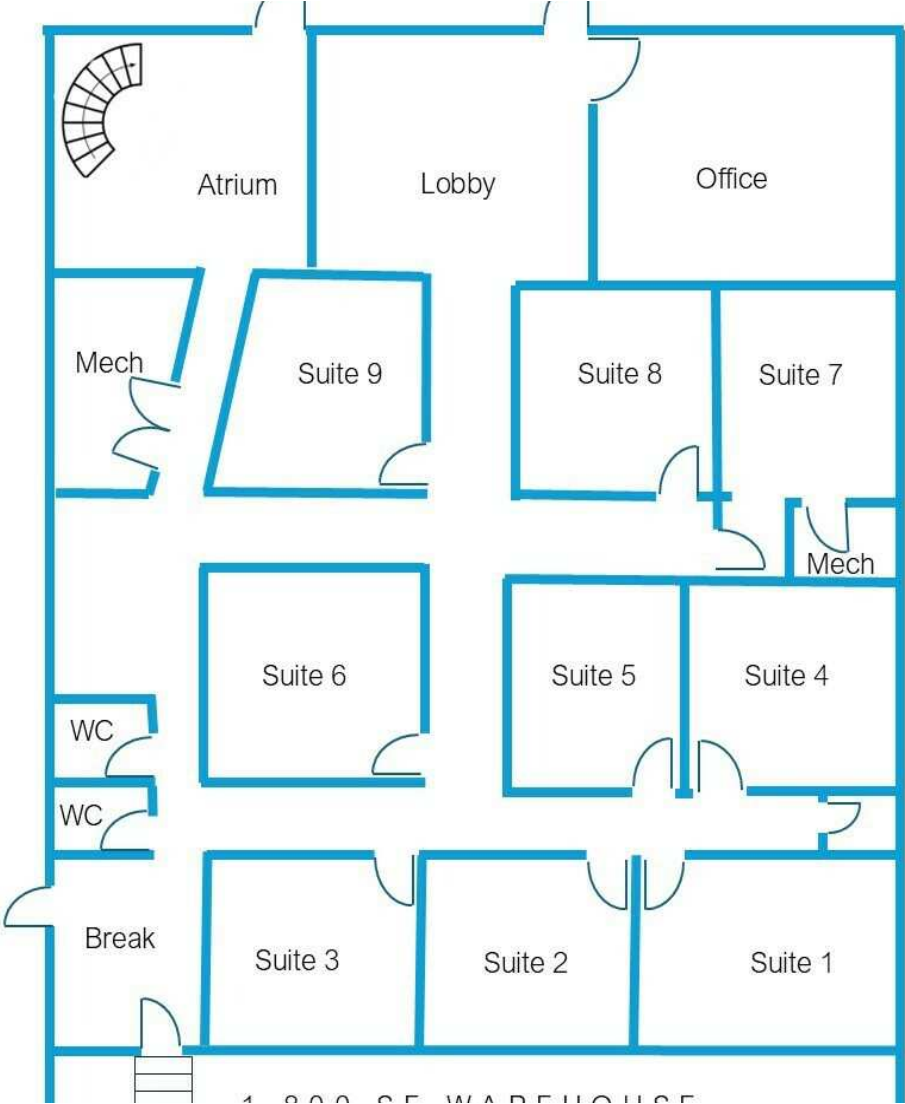
OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	0.53 Acres
BUILDING SIZE:	7,800 SF

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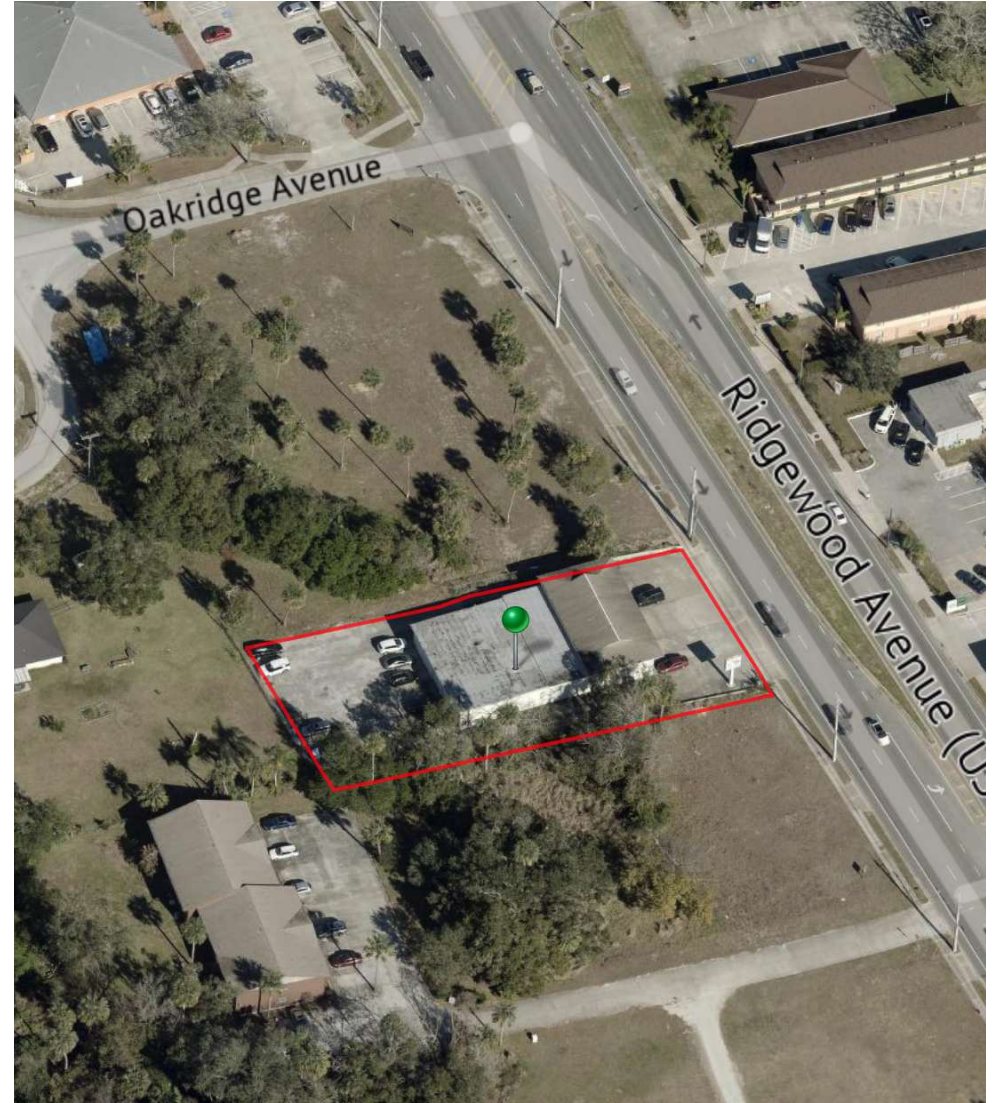
FLOOR PLAN



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ADDITIONAL PHOTOS



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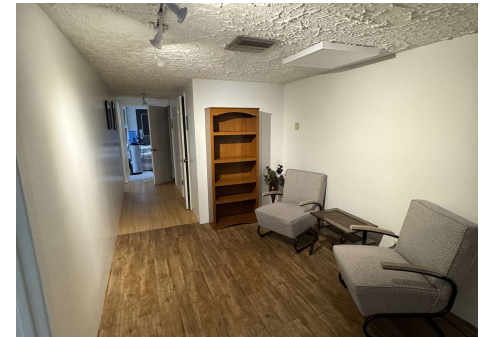
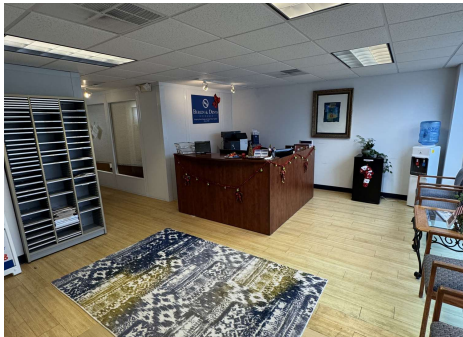
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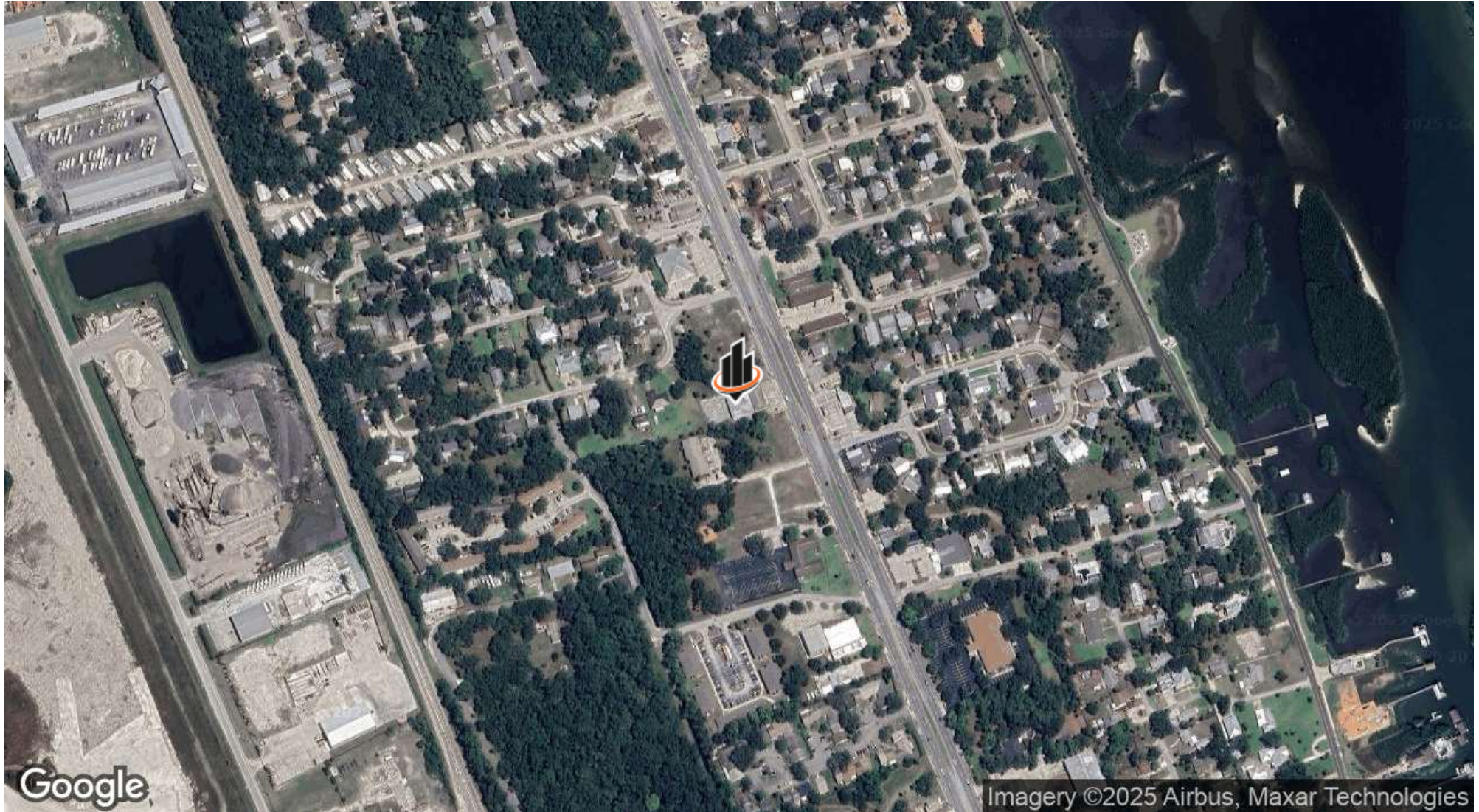
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LOCATION MAP



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MEET THE TEAM



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