

Professional/Medical Office for Sale

800 Sterthaus Drive, Suite A, Ormond Beach, FL 32174



PROPERTY SPECIFICATIONS

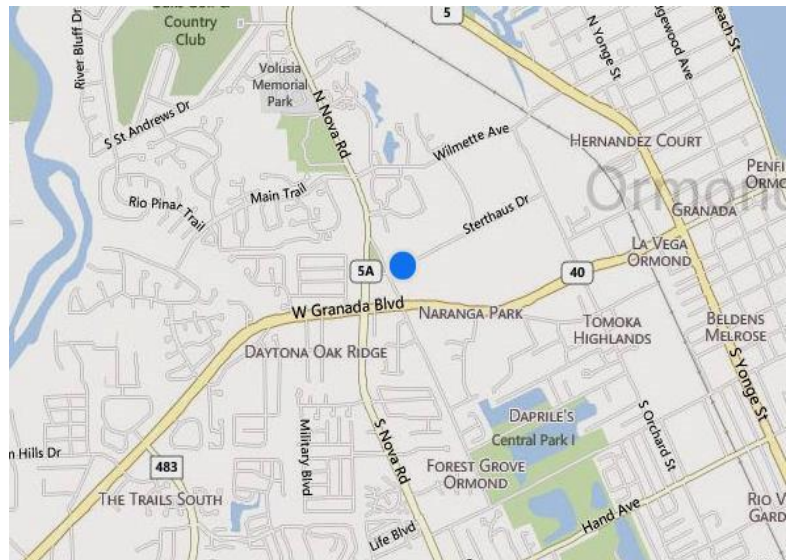
Sale Price: \$328,500.00

Parcel ID: 4241-21-00-0040

Office Size: 2,112 SF

Traffic Count: 30,384 AADT

Zoning: B-1



REMARKS

2,112 SF of medical/professional office for sale! Centrally located in an upscale area of Ormond Beach. This well maintained suite features a newer roof, newer hot water heater, newer hvac system & six private offices/exam rooms, two conference/treatment rooms, four restrooms, one with a shower, large reception and waiting room.



140 S Atlantic Ave Suite 202
Ormond Beach, FL 32176

www.buddyandron.com



Buddy Budiansky, CCIM
Vice President Commercial Services
buddyb@ccim.net 386.334.2865

Ron Frederick
Broker/Associate
ron920@gmail.com 386.334.8997

Property Photos



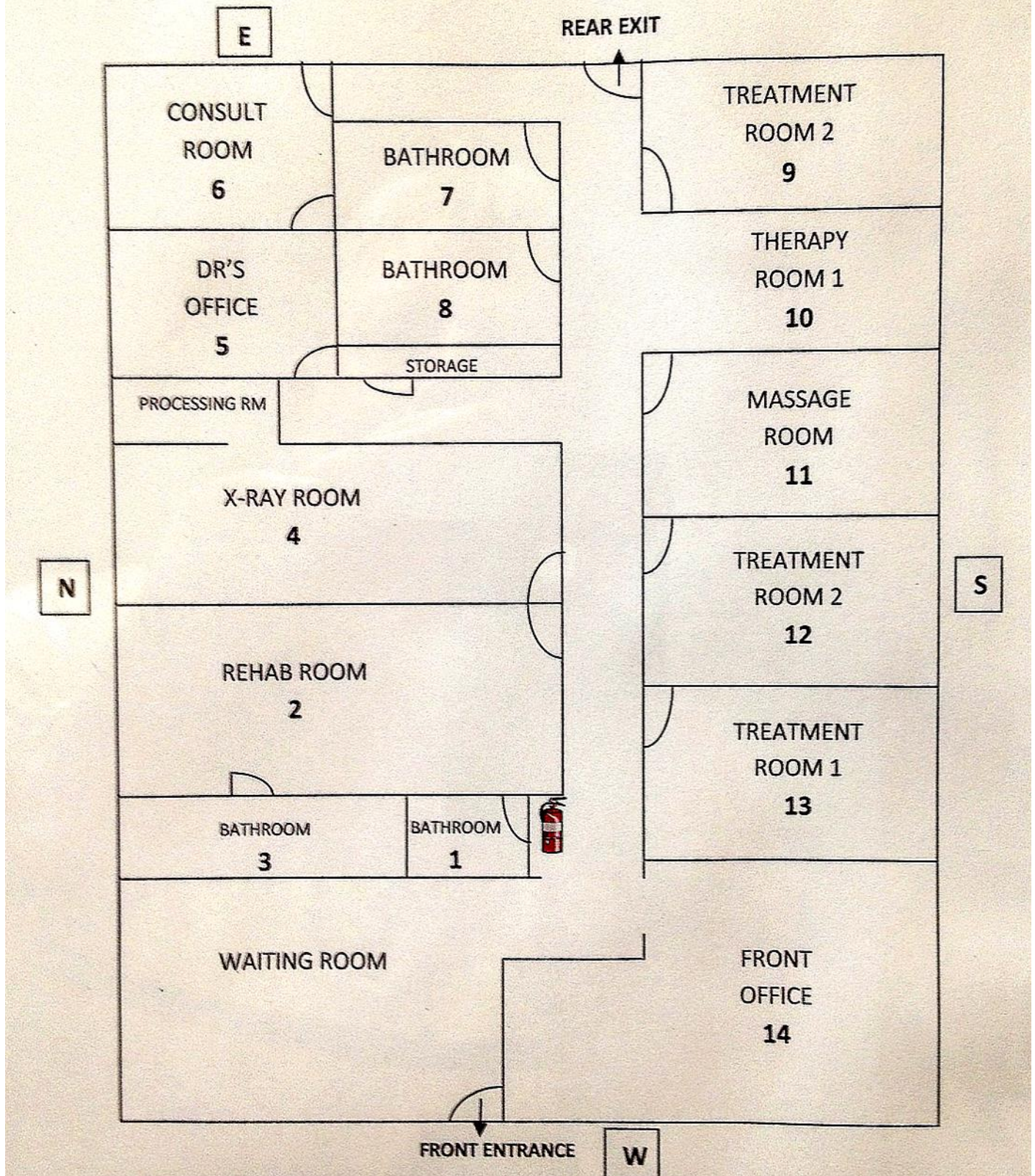
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Floorplan

800 STERTHAUS DRIVE, SUITE A, ORMOND BEACH, FL



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Zoning

B-1 Zoning Professional Office

Permitted Uses

1. Adult Day Care Center
2. Assisted Living Facility
3. Business/Professional Office
4. Business Service
5. Financial Institution
6. Hospital
7. Medical Research Laboratory
8. Medical Supply/Rental
9. Nursing Home
10. Pharmacy
11. School of Art
12. School, Public
13. Veterinarian

Conditional Uses

1. Child Care Facility
2. Community Residential Home
3. Dwelling, Multi-family
4. Family Day Care Home
5. Historic Preservation Mixed Use
6. House of Worship
7. Parks and Recreation Facilities, Private
8. Parks and Recreation Facilities, Public
9. Public Facilities
10. Public Utilities
11. Recreation Facilities, Indoor
12. Retail Sales and Service, Specialty
13. School, Private
14. Telecommunication Tower/Antennae, Camouflaged
15. Wind Energy System

Special Exception Uses

1. Cemetery
2. Funeral Home
3. Outdoor Activity
4. Outdoor Storage
5. Recreation Facilities, Outdoor

Permitted Accessory Uses: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in Chapter 2, Article III.



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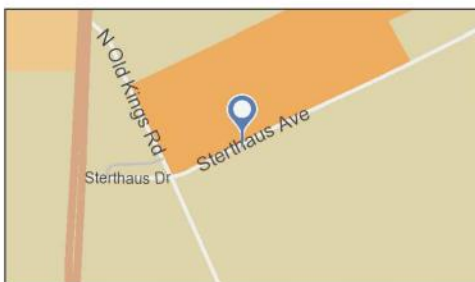
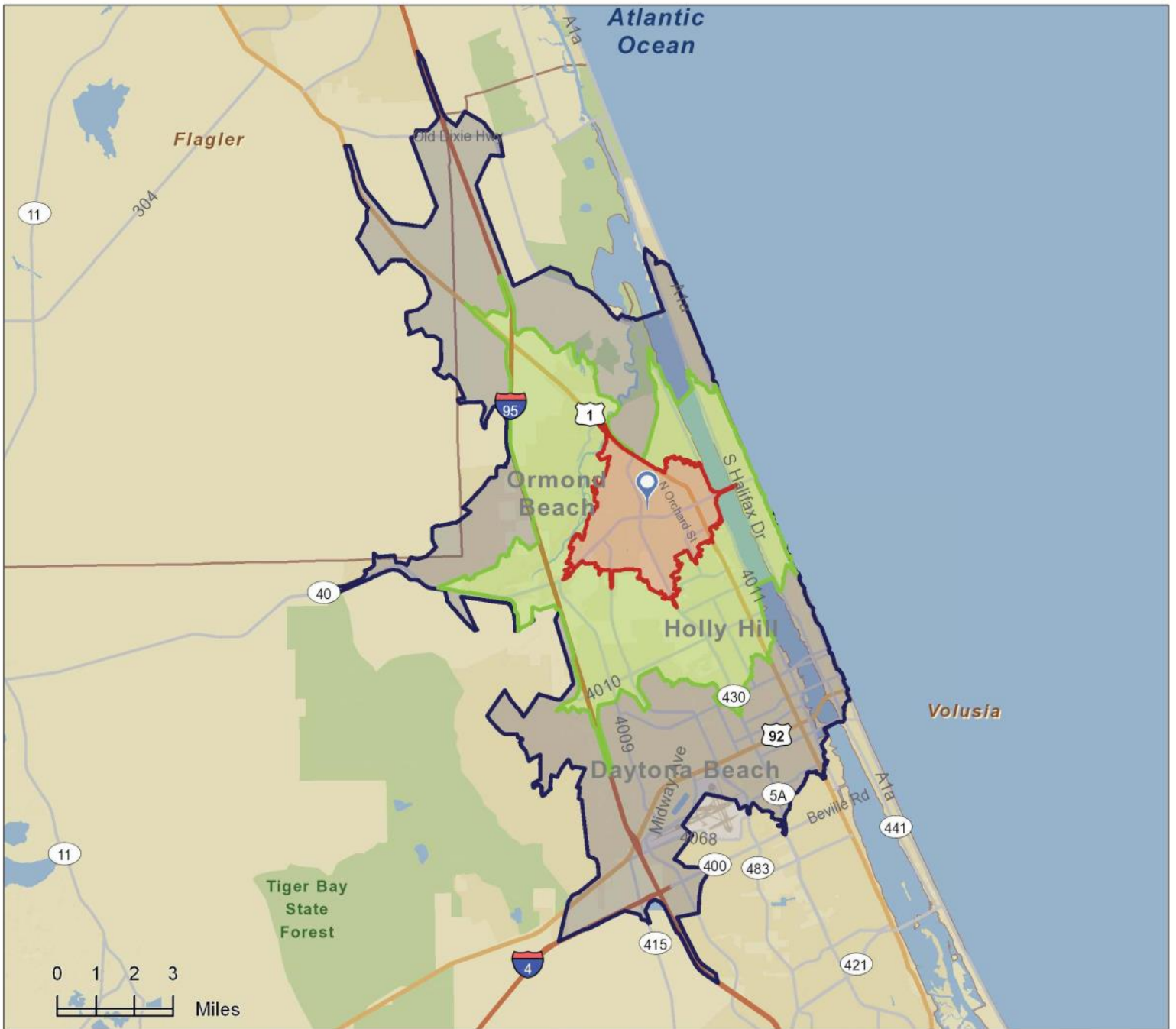
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Site Map

800 Sterthaus Dr, Ormond Beach, FL, 32174
Drive Time: 5, 10, 15 Minutes

Prepared by Buddy Budiansky
Latitude: 29.281111
Longitude: -81.080241





Location, location, location

Part of the greater metropolitan area of East Central Florida, the City of Ormond Beach is near the confluence of two major interstate highways that provide quick, easy access to the third largest consumer region in the United States with a population of more than 17 million. International airports in Daytona Beach, Orlando and Jacksonville, a local airport/business park with a foreign trade zone designation, railroad and two nearby port facilities enhance Ormond Beach's efforts to provide a cost effective and logistically important location to do business while providing an exceptional quality of life.

About Ormond Beach

The natural beauty of Ormond Beach includes tree-lined neighborhoods and lush vegetation, magnificent beaches, pristine rivers and exceptional weather. Every facet of the community reflects the pride and high expectations of residents in creating a superior quality of life. Cultural offerings include The Casements (John D. Rockefeller's estate), the Performing Arts Center, and the Art Museum and Memorial Gardens.

The community has expansive parks and a nationally acclaimed recreation program. Local golf courses will challenge every skill level. Ormond Beach has award winning schools, a state-of-the-art hospital system, and well-kept residential areas with competitive housing costs. The community offers abundant shopping and fine dining. Ormond Beach is a community with spirit and a first-class environment for families to live, work and play.



Open
for

business

Ormond Beach is an active commercial and residential market in the dynamic Deltona-Daytona Beach-Ormond Beach MSA. Manufacturers enjoy a healthy business climate and engage in global marketing.

Ormond Beach Business Park and Airpark, a foreign trade zone, is home to 29 companies that provide more than 2,000 jobs. Industrial and business sites are available.

Recent studies show the workforce to be educated, productive and competitive with 10 percent underemployed. Seven highly ranked colleges and universities and the acclaimed Advanced Technology Center support business needs with career advancement, workforce development and research. Education, health care and government are the area's largest employers.

Among the corporate partners that call Ormond Beach home are Hawaiian Tropic-Tanning Research Laboratories (skin care products); Florida Production Engineering (automotive); Homac Manufacturing Company (electronics); Command Medical. Whether expanding or relocating your business, Ormond Beach provides unlimited opportunities for success.

Opportunities

Whether expanding or relocating your business, Ormond Beach provides unlimited opportunities for success. Companies and their employees profit from a relatively low cost of living, steady economic growth and the benefits of well-planned development. It's a community with a talented and diverse workforce. The business environment provides prime opportunities for corporate headquarters, distribution centers, high-tech and light industrial firms.

Qualified businesses may be eligible for federal, state, county and city assistance programs, incentives and opportunities, depending on the specifics of the business proposal.

The city's pro-business government, educated labor force, access to transportation, quality schools, colleges and universities, outstanding hospitals, Business and Airpark, along with quality of life, combine to make Ormond Beach a preferred business address.

Meet the Agents

Buddy Budiansky CCIM



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buddyb@ccim.net

Buddy Budiansky, Vice President of Commercial Services, Realty Pros Commercial. He has been a commercial Realtor since 1989 and a Broker/Associate since 1993. Buddy specializes in office properties and general commercial sales, leasing and development in the Greater Daytona Beach Area.

Buddy is a CCIM designee (Certified Commercial Investment Management, awarded by the National Association of Realtors). This designation is currently held by only 10,000 of the 150,000 commercial Realtors in the world.

In 2008 Buddy received the Transnational Referral Certification from the International Consortium of Real Estate Associations networking him with certified international property specialists worldwide.

Buddy also served as President of the Kiwanis of Daytona Beach. President Chairperson of the Downtown Redevelopment Board. Present Chairperson of the Commercial Investment Division for DBAAR

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Ron Frederick, P.A.



Mobile: 386.334.8997
Fax: 386.252.0944
ron920@gmail.com

Ron Frederick, Senior Commercial Real Estate Specialist, has been a Broker since 1999.

Active in real estate development for over 25 years, Ron has a vast knowledge of commercial real estate from the ground up.

Ron's background takes him beyond real estate sales, to the hands on experience of planning, engineering, architecture, construction, and beyond.

Although specializing in warehouse and flex space, Ron has worked on all types of commercial projects with some of the largest national tenants in the area.

Before entering the commercial real estate field, Ron owned and operated a large manufacturing and distribution facility, employing as many as 70 people.

Awards and Memberships

Awards and Achievements

REALTOR of the Year Awards
Prudential Leading Edge Society Awards
Prudential Chairman's Circle Diamond Awards
Prudential Chairman's Circle Gold Awards
Ranked 4th in the Country Prudential Sales Team
Top 1% in Sales in the Country Prudential
2022 Executive Pros Club Realty Pros Commercial

Professional Organization Memberships

Daytona Beach Area Association of Realtors
Florida Association of Realtors
National Association of Realtors
Daytona Beach Chamber of Commerce
Ormond Beach Chamber of Commerce
Florida CCIM

Transactions Negotiated

Century Clinical Research, Inc.
Martin, Klayer & Associates
Sato International
Synergy Billing
Trott's Carpet
Alpha graphics
Airgas Inc.
Frameworks Developers

Tru Green Chemlawn
Trane (A Division of Ingersoll Rand)
Drive for Success, Inc.
Daytona Auto Machine
Hendrick Honda
Florida DOT
Jimmy John's Gourmet Sandwiches
Woodbridge Inn/Suites



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