

NNN MEDICAL OFFICE BUILDING | LAKESIDE PROFESSIONAL CENTER



PROPERTY DESCRIPTION

Single Tenant NNN Investment Property in desirable Lakeside Professional Center (Daytona Beach MSA). 6,714 SF freestanding medical office building comprised of four office condos located in the Lakeside Professional Center Condo Association. Sale/leaseback opportunity - Medical practice tenant with multiple Central FL locations. New 5 year NNN lease with renewals will be signed at closing. 6.0% cap rate year one with 3% annual increases. Functional medical floor plan; 8 exam rooms, 6 offices, 3 procedure rooms, 2 labs, 5 restrooms, conference room, nurse's area, waiting room, breakroom, etc. Tenant has been operating out of this location since 2006. Recently painted exterior. An attractive addition to your real estate portfolio!

LOCATION DESCRIPTION

Located in Lakeside Professional Center adjacent to Twin Lakes Medical Center and just 0.25 miles north of LPGA Blvd, 1.4 miles to Interstate 95, 1.8 miles to Latitude Margaritaville, and 2 miles to AdventHealth Daytona Beach. Incredible residential growth nearby including Latitude Margaritaville and 2,500+ new apartments.

JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

CHRIS BUTERA
Principal
O: 386.453.4789
chris.butera@svn.com

OFFERING SUMMARY

SALE PRICE:	\$2,175,000
BUILDING SIZE:	6,714 SF
CAP RATE:	6.0%
NOI YEAR ONE:	\$130,587.30 (\$19.45 NNN)
TERM:	New 5 Year Lease with 3% Annual Increases
YEAR BUILT:	2006
ZONING:	PD-G
PARCEL NO:	5203-05-00-0010 5203-05-00-0020 5203-05-00-0030 5203-05-00-0040

LOCATION ADDRESS

1671 N. Clyde Morris Boulevard, Daytona Beach, FL 32117

AERIAL PHOTOS



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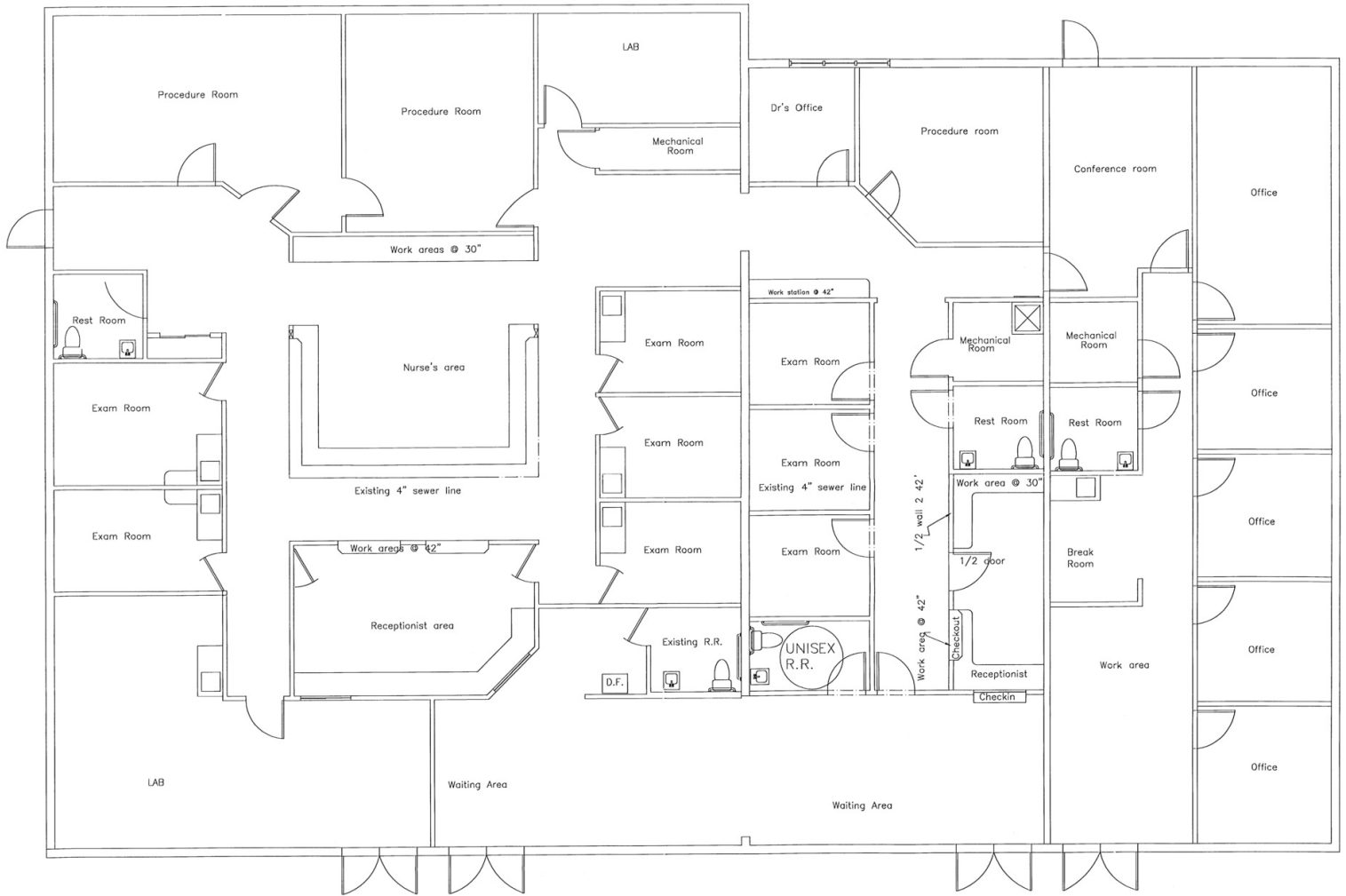
ADDITIONAL PHOTOS



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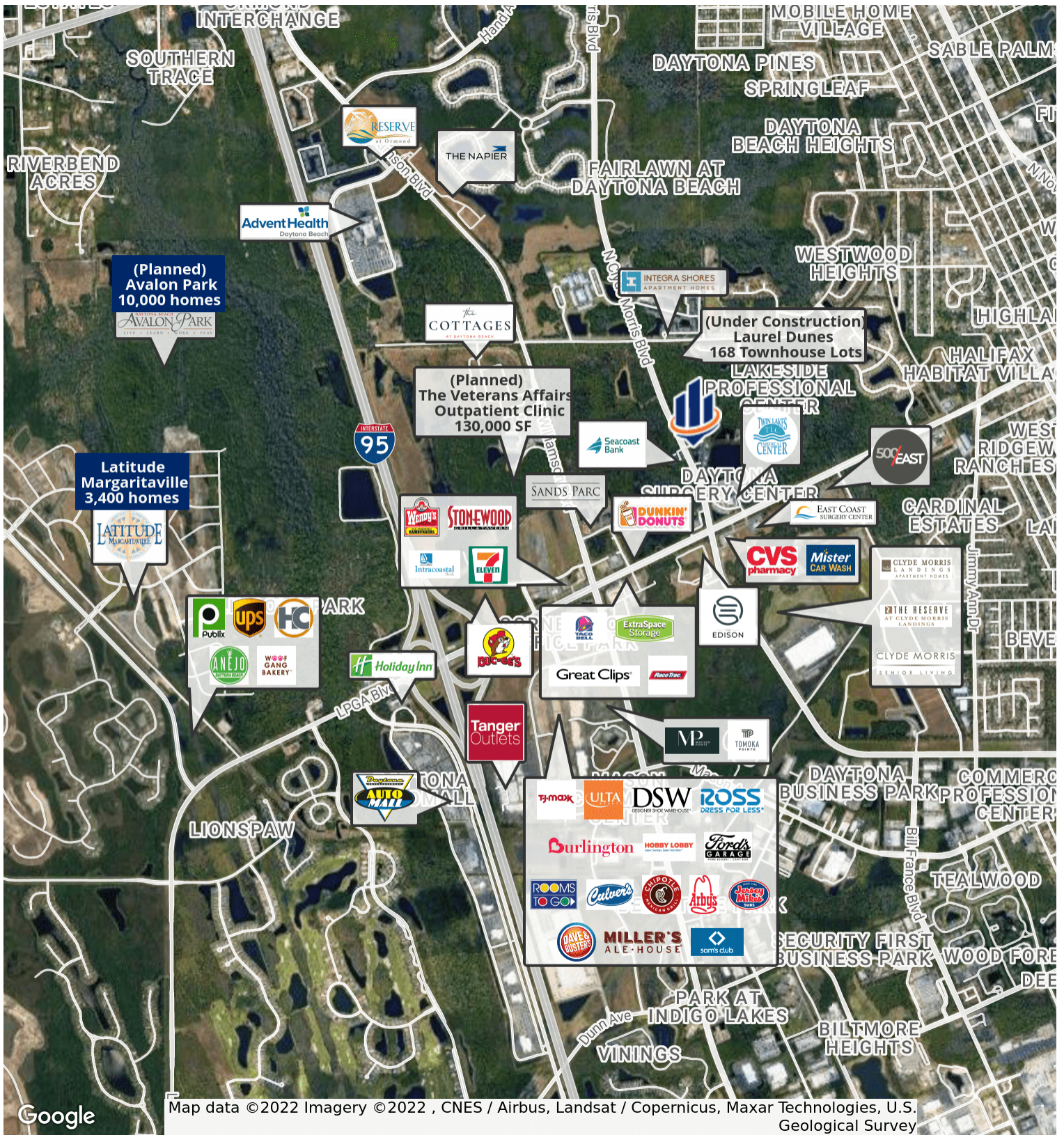
FLOOR PLAN



JOHN W. TROST, CCIM
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LOCATION MAP



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