

NNN MEDICAL OFFICE BUILDING | NEW SMYRNA BEACH



PROPERTY DESCRIPTION

NNN Investment Property in desirable New Smyrna Beach.
3,025 SF freestanding medical office building.
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; 4 exam rooms, 2 offices, 1 procedure room, 2 restrooms, large lobby, administration, breakroom, etc.
Tenant has been operating out of this location since 2014.
Freshly painted exterior and landscaping.
An excellent addition to your real estate portfolio!

LOCATION DESCRIPTION

Located just east of S. Dixie Freeway and south of Lytle Avenue/S Causeway.
Just one block to AdventHealth New Smyrna Beach and 0.5 miles to the Indian River.

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:	\$1,025,000
BUILDING SIZE:	3,025 SF
LOT SIZE:	0.34+/- Acre
CAP RATE:	6.0%
NOI YEAR ONE:	\$62,012.50 (\$20.50 NNN)
PRICE PER SF:	\$338.84
YEAR BUILT:	2014
ZONING:	B-6, Medical Professional
PARCEL NO:	7441-38-24-3070

LOCATION ADDRESS

501 S. Orange Street
New Smyrna Beach, FL 32168

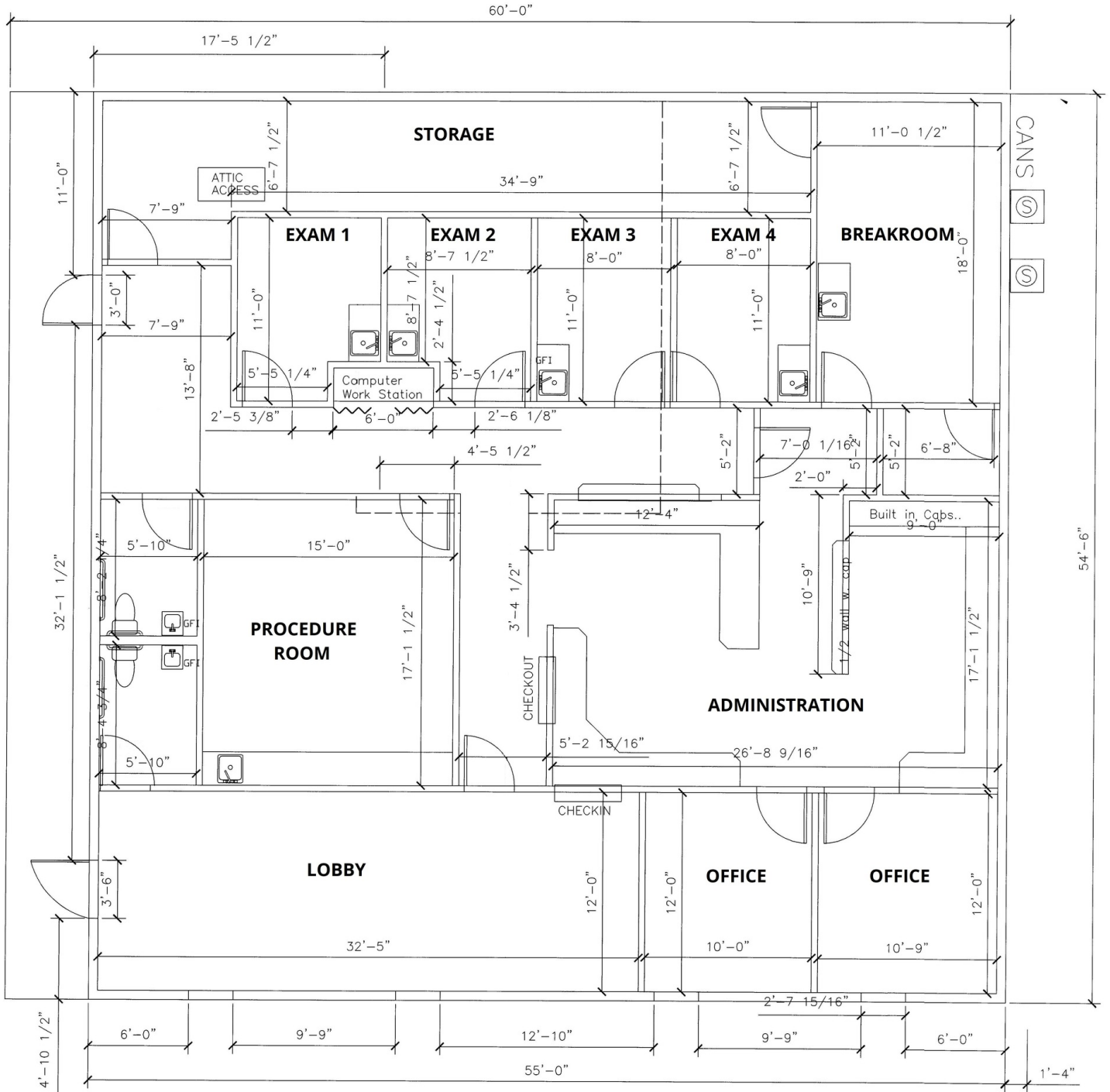
ADDITIONAL PHOTOS



JOHN W. TROST, CCIM
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FLOOR PLAN



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LOCATION MAPS



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