

# 8.64% CAP OFFICE INVESTMENT FOR SALE

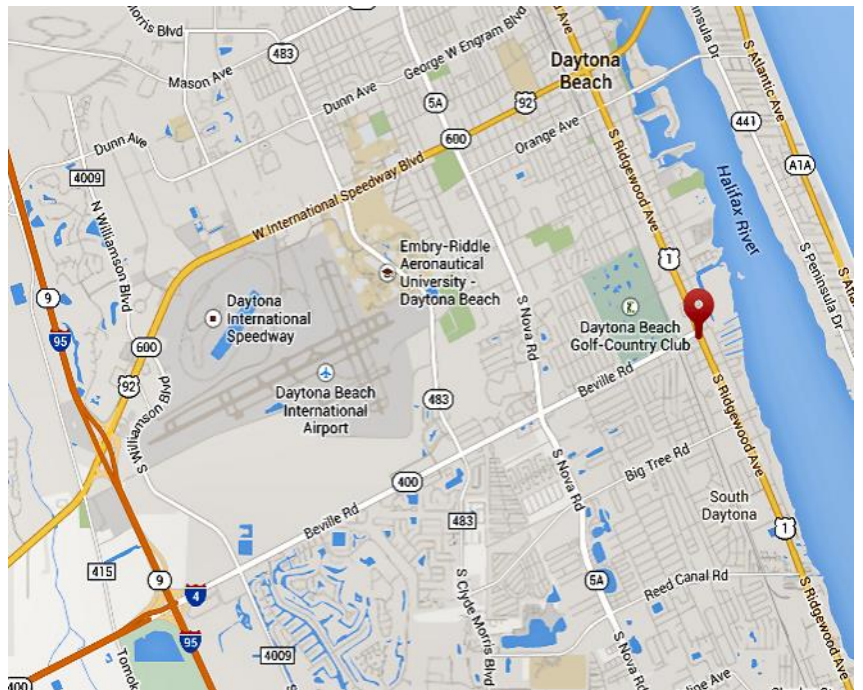
1614 S Ridgewood Avenue, Suite 200, South Daytona, FL 32119



## PROPERTY SPECIFICATIONS

Sale Price:	\$156,000
Parcel ID:	5344-43-00-2000
Property Taxes:	\$2,179.91
Condo Size:	1,000 Sq Ft
Construction:	Concrete Block
Year Built:	2006
Parking:	8 Common Spaces
Traffic Count:	26,500 AADT
Zoning:	Business General Commercial

Chart of Allowable Zoning Uses can be found here: [Zoning Info](#) Scroll to the appropriate table, look up your use on the left, then across to the correct zoning column. Also check Use Specific Standards column.



**INCOME PRODUCING OFFICE CONDO** - Leased as a Chiropractic Office through February 2024. This Well Maintained Unit Features Reception Office, Large Open Area, Two Private Offices, Kitchenette and Bathroom. Parking in Rear. Near Shopping, Restaurants, Courthouses at a Main Commuter Artery Intersection with Easy Access to I-4 and I-95. This is the south half of a two unit building.



140 S Atlantic Ave, Suite 102  
Ormond Beach, FL 32176

[www.buddyandron.com](http://www.buddyandron.com)



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**Ron Frederick**  
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[ron920@gmail.com](mailto:ron920@gmail.com) 386.334.8997

All information believed to be from accurate sources, but cannot be warranted

# PHOTOS



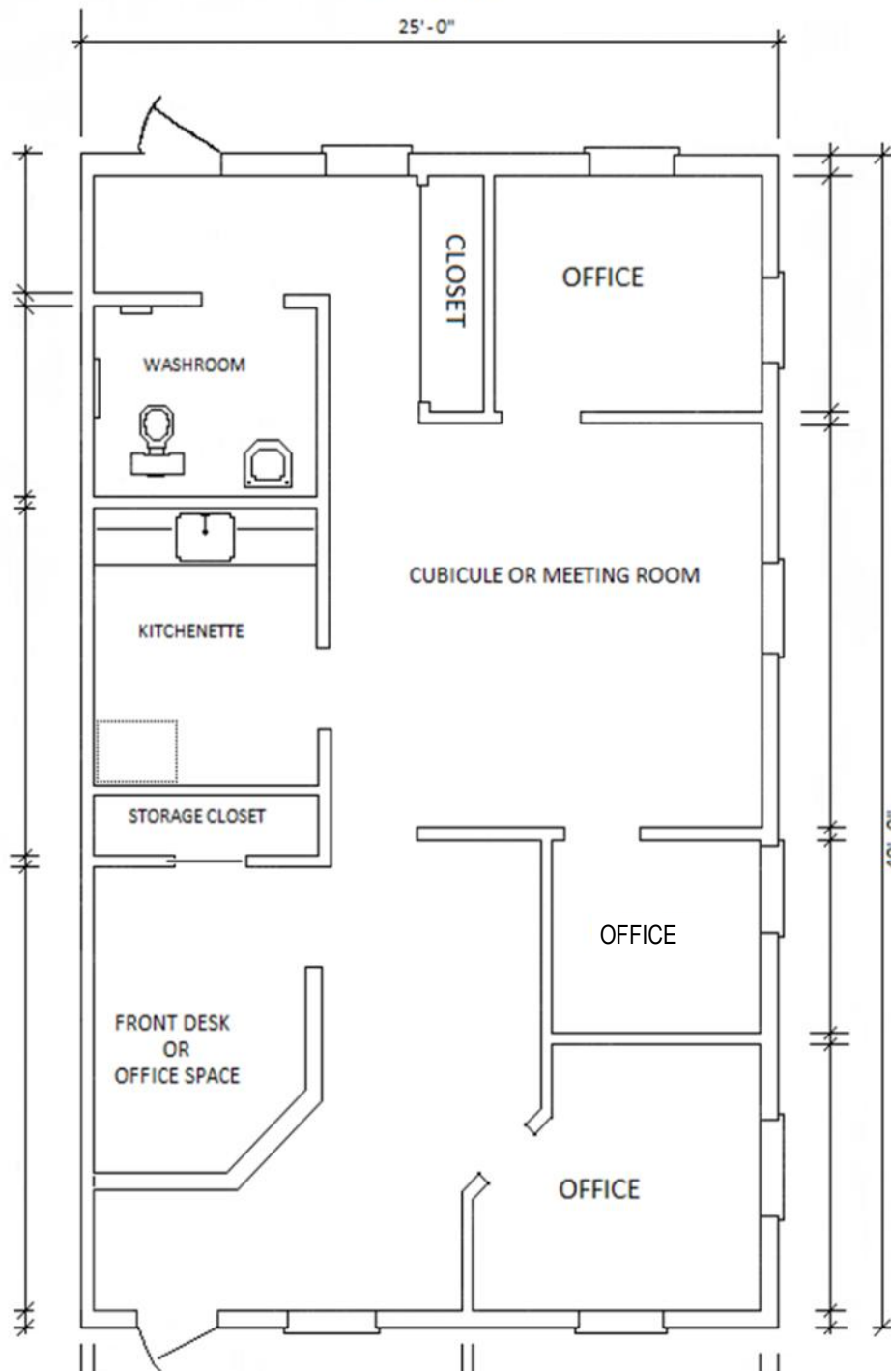
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# FLOOR PLAN

S Ridgewood Avenue



Parking Lot

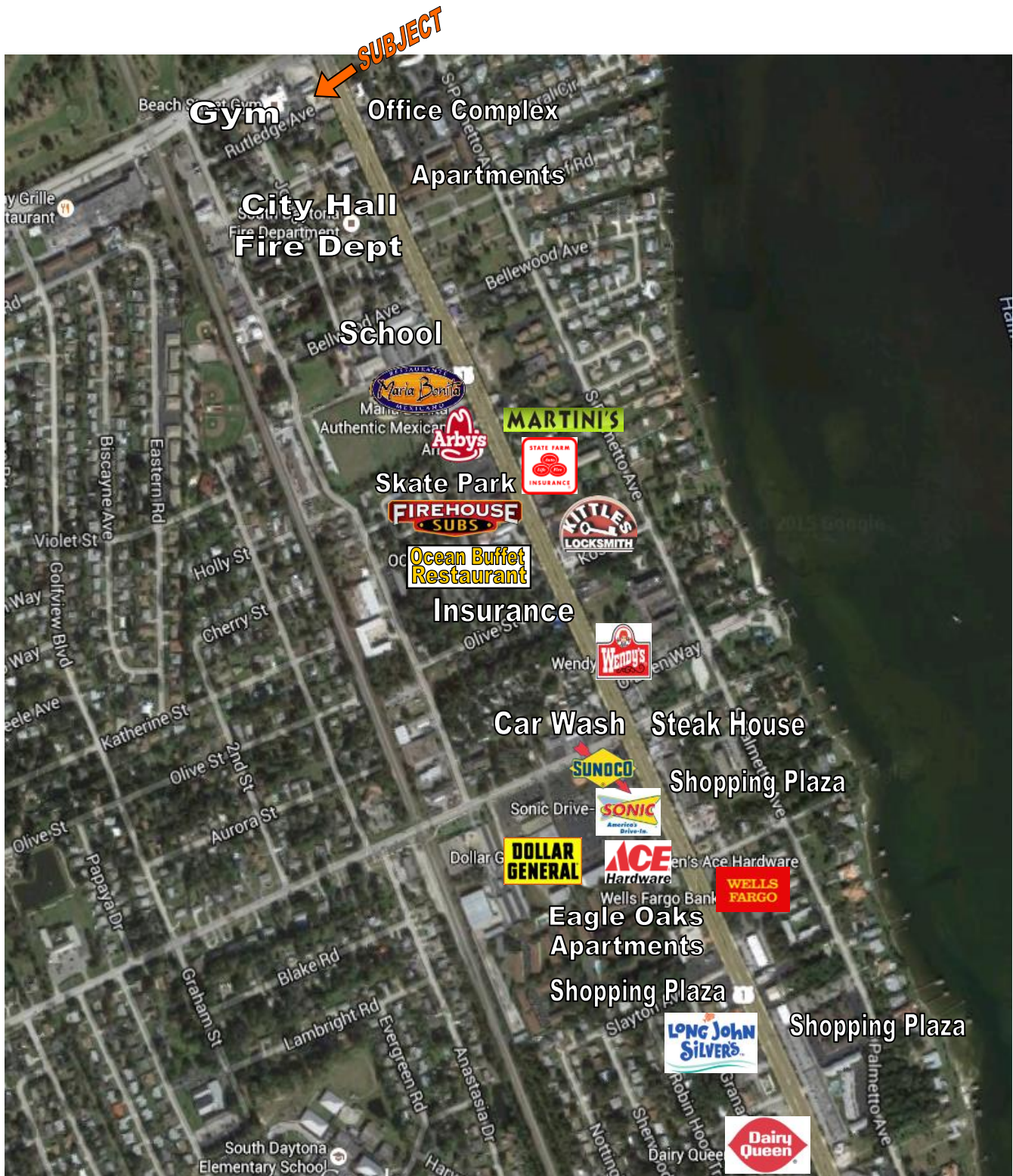


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# AERIAL MAP



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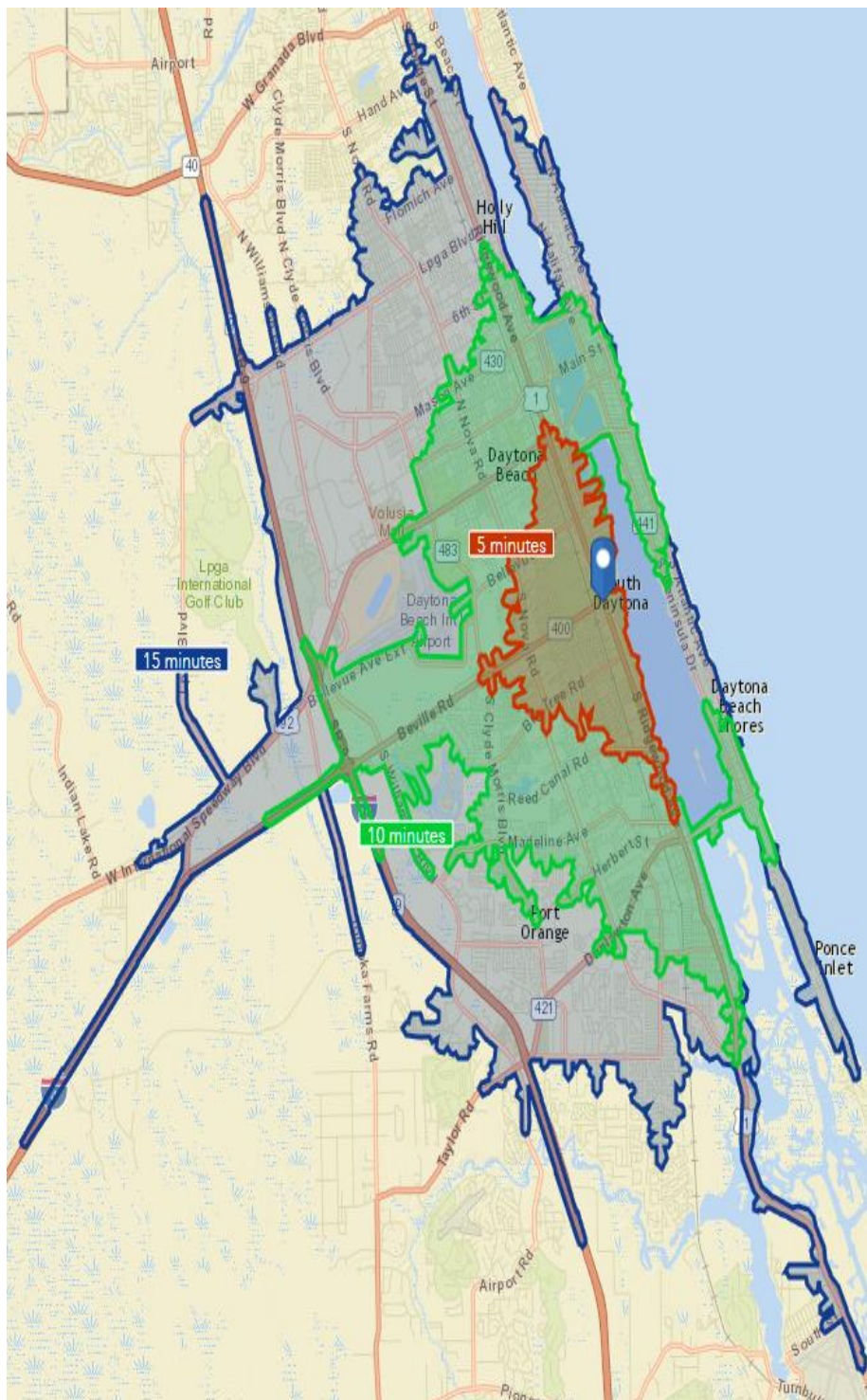
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# DEMOGRAPHICS

Drive Times **5 Minutes** - **10 Minutes** - **15 Minutes**

## MAP



## INFOGRAPHIC

### 5 MINUTE DRIVE TIME

#### KEY FACTS

19,114

Population



9,026

Households

44.7

Median Age

\$26,062

Median Disposable Income

#### BUSINESS



1,059

Total Businesses



9,054

Total Employees

## INFOGRAPHIC

### 10 MINUTE DRIVE TIME

#### KEY FACTS

73,260

Population



32,773

Households

44.3

Median Age

\$28,612

Median Disposable Income

#### BUSINESS



3,999

Total Businesses



43,854

Total Employees



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Office: 386-253-8565 Fax: 386-333-9777

**CA Form (Buyer)**  
*Please Print Legibly*

This Agreement is entered into in connection with discussions between:

Realty Pros Commercial, regarding a possible purchase by \_\_\_\_\_  
"Buyer" or any "Agent Representing the Buyer": \_\_\_\_\_ of, or an interest in, certain real

property commonly known as: **1614 S Ridgewood Avenue, #200, South Daytona, fl 32119** Property

Seller and Realty Pros Commercial propose to disclose to Buyer/Agent certain confidential information in connection with such discussions. In order to induce Realty Pros Commercial and Seller to release certain Confidential Information, Buyer /Agent hereby agrees as follows:

**AGREEMENT:**

Buyer /Agent shall not divulge any Confidential Information given to them which may include, but is not limited to, information concerning Sellers financial affairs, business activities, operations, operating data and/or business plans, and conveyed in writing and clearly and conspicuously marked "Confidential Information" at the time of such disclosure. Unauthorized disclosure is strictly prohibited.

**EACH PARTY SHALL:**

Use the Confidential Information only in connection with the discussions referred to above, and for no other purpose whatsoever; restrict disclosure of the Confidential Information solely to those with a genuine need to know, and permit such employees or agents to use the Confidential Information only in connection with the discussions referred to above; use and require its employees and agents to use at least the same degree of care to protect the Confidential Information as is used with its comparable confidential information; and advise its employees and agents who receive the Confidential Information that they may only use, and are required to protect, such Confidential Information as set forth above.

**WARRANTY**

Buyer agrees that neither it nor any of its agents, officers or employees will, without prior written consent of Realty Pros Commercial, directly or indirectly purchase, lease or acquire any interest in the Property or land on which it is situated; acquire an interest in any entity which owns, purchases, leases or otherwise acquires an interest in the property; acquire an interest in any loan, mortgage or financial obligation of Seller of which is secured by mortgage in the property, or assist any other person or entity to do any of the foregoing, whether by providing consultation, assistance, financing or otherwise. In the event of breach of the foregoing provisions of paragraph 2, as compensation for the assistance, Realty Pros Commercial will have rendered to Buyer in connection with such transaction by providing it with the information contemplated in this Agreement, Buyer will pay Realty Pros Commercial a brokerage fee of an amount equal to 10% of the fair market value of the Property on the date of closing from the closing proceeds.

The obligations of Buyer hereunder shall survive the termination of the discussions referred to in the first paragraph of this Agreement. At the request of Seller, all Confidential Information, including all copies, in the possession or control of Buyer, or in the control of Buyer's agents or representatives, will be returned immediately to Realty Pros Commercial should business negotiations cease between the parties. Nothing in this Agreement shall be construed as conferring, by license or otherwise, from Seller to Buyer any rights in any Confidential Information disclosed pursuant hereto. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns, and shall be construed in accordance with the laws of the State of Florida.

Buyer: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ e-Mail address: \_\_\_\_\_

*Signatures*

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Agent: \_\_\_\_\_ Date: \_\_\_\_\_



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