

GULFSTREAM VILLAGE OFFICE CONDO FOR SALE



PROPERTY DESCRIPTION

1,140 SF Office Condo For Sale in Gulfstream Village.
3 offices, lobby, reception, conference room, breakroom,
and a restroom.
Building signage.
Convenient Clyde Morris Boulevard location just north of
Dunlawton Avenue.
Condo Fees \$274.15 per month.
2022 Real Estate Taxes \$2,773.78.

LOCATION DESCRIPTION

Located in Gulfstream Village on the corner of Clyde
Morris Boulevard and Herbert Street.

LOCATION ADDRESS

4643 Clyde Morris Boulevard, Unit 307
Port Orange, FL 32129

JOHN W. TROST, CCIM

Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

OFFERING SUMMARY

SALE PRICE:	\$246,000
AVAILABLE SF:	Unit 307: 1,140 SF
CONDO FEES:	\$274.15 per Month
YEAR BUILT:	2005
PARCEL NO:	6308-29-03-3070
TRAFFIC COUNT:	25,000 AADT
ZONING:	CC, Community Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,164	32,854	59,305
TOTAL POPULATION	10,332	66,870	111,681
AVERAGE HH INCOME	\$53,511	\$54,265	\$53,954

ADDITIONAL PHOTOS

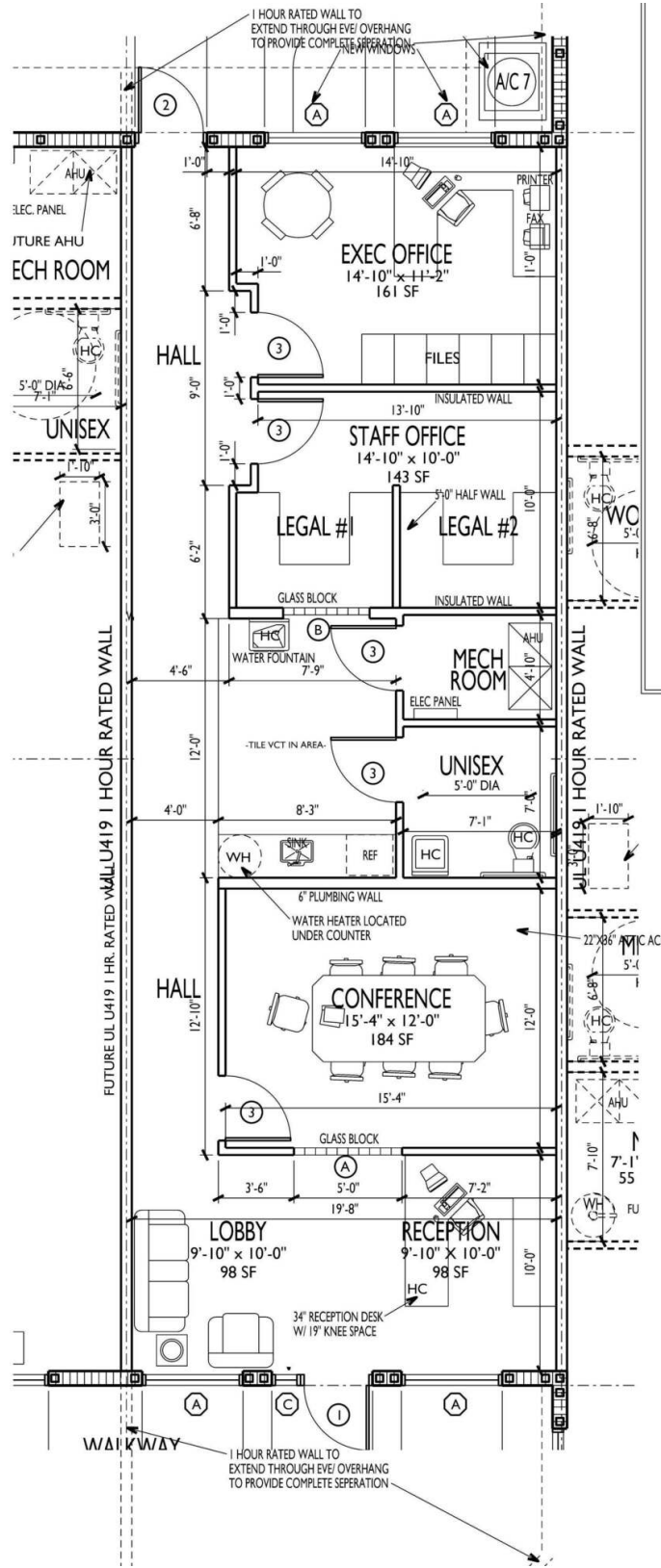


JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

GULFSTREAM VILLAGE OFFICE CONDO FOR SALE | 4643 Clyde Morris Boulevard, Unit 307 Port Orange, FL 32129

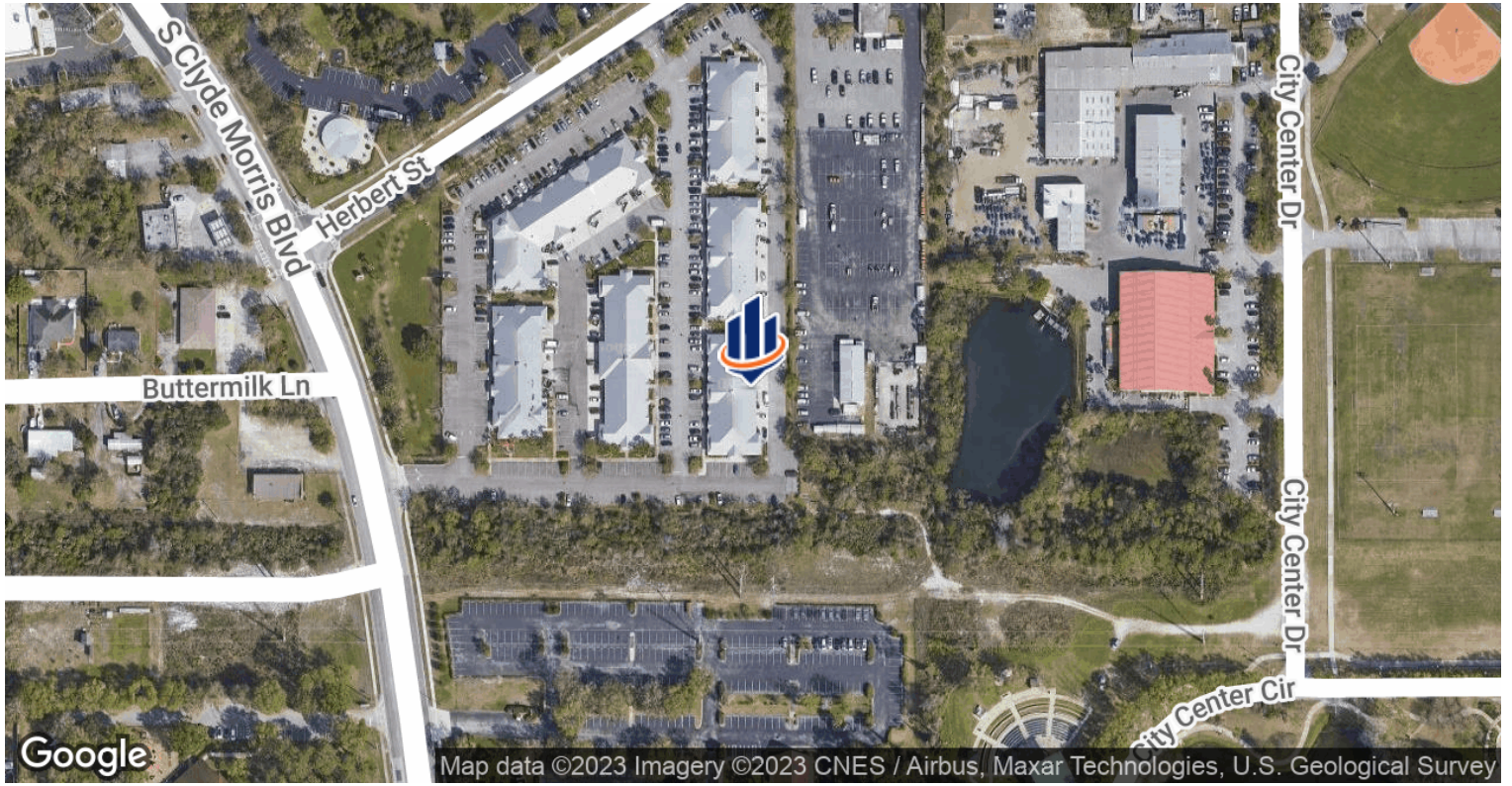


FLOOR PLAN



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

LOCATION MAPS



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

GULFSTREAM VILLAGE OFFICE CONDO FOR SALE | 4643 Clyde Morris Boulevard, Unit 307 Port Orange, FL 32129

