

NNN VETERINARY CLINIC | ORMOND BEACH, FL



PROPERTY DESCRIPTION

Small Investor Offering - 1,596 SF freestanding building on 0.19+/- acres operating as a veterinary clinic. \$33,925.85 Annual Base Rent current lease year with 2% Annual Increases. Lease expires 7/31/2034. 6.72% Initial Cap Rate PLUS Tenant pays Common Area Maintenance, Real Estate Taxes, and Insurance. 10+ years remaining term on the NNN lease. Tenant is a national veterinary clinic with over 300 locations. Front and rear parking on the 56' x 150' lot. A valuable addition to your investment portfolio! Tenant not to be contacted or disturbed. All communication to be conducted exclusively through the listing broker.

LOCATION DESCRIPTION

Beachside location south of Granada Boulevard and just east of Atlantic Avenue (A1A).

JOHN W. TROST, CCIM

Principal | Senior Advisor
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OFFERING SUMMARY

SALE PRICE:	\$504,500
SIZE:	1,596 SF
LOT SIZE:	0.19+/- Acres
CAP RATE:	6.72%
NOI CURRENT YEAR:	\$33,925.85 (\$21.26 NNN)
YEAR BUILT:	1965
ZONING:	B-4, Central Business
PARCEL NO:	4214-13-07-0010

LOCATION ADDRESS

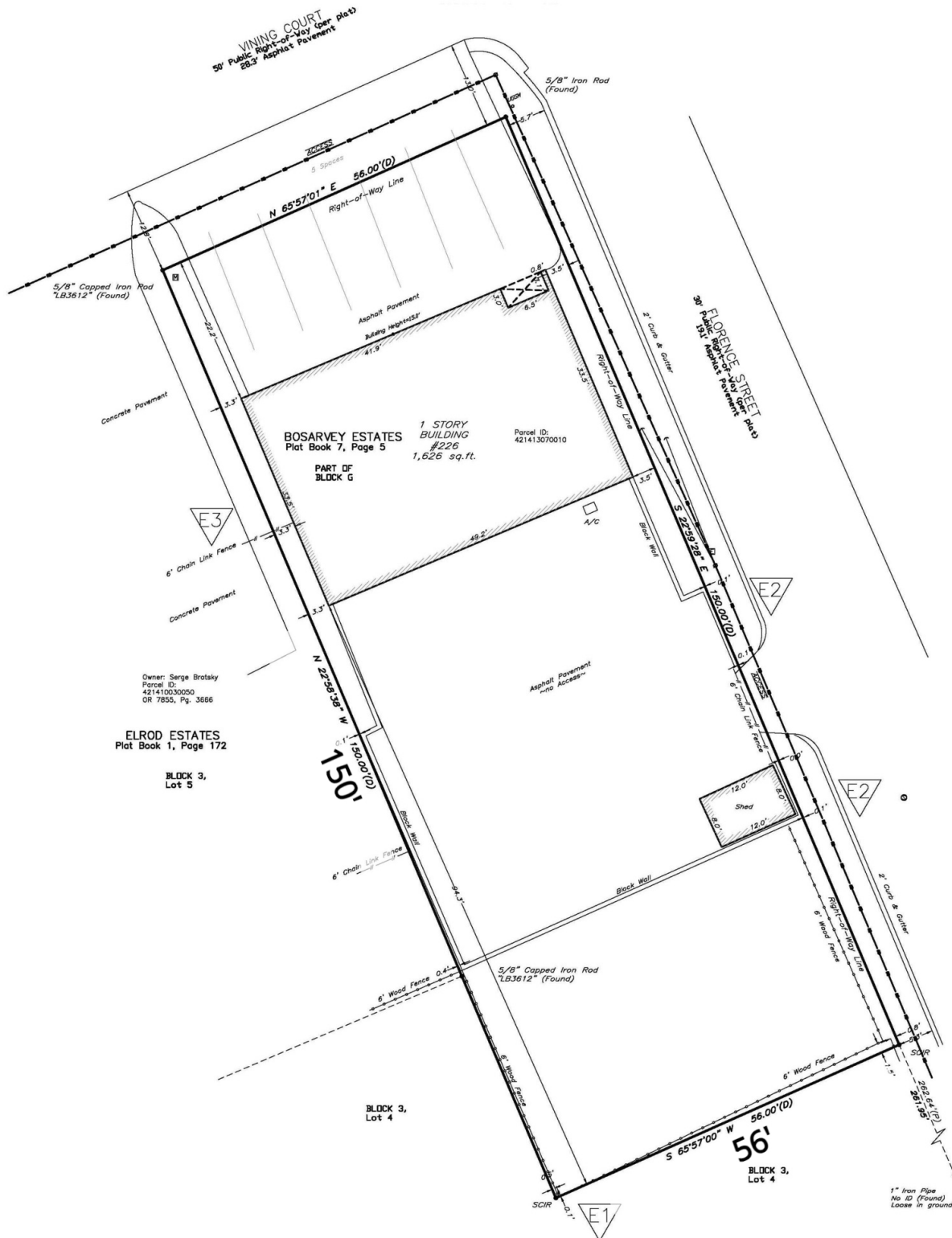
226 Vining Court
Ormond Beach, FL 32176

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SURVEY



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LOCATION MAPS



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