

OFFICE CONDO FOR SALE



PROPERTY DESCRIPTION

Ground floor office condominium with easy access (no steps) For Sale - 2,013 SF, with clean all-tile floors, a beautifully landscaped atrium with plants as you enter the spacious waiting room with restroom to the side.

The office includes 1 surgery room/procedure/larger exam room and 4 regular exam rooms (all with sinks) as well.

Staff will enjoy an eat-in kitchen with restroom and storage.

The roomy physician's office with a view includes 2 large built-in bookcases, a restroom, and a personal shower next to a convenient private exterior exit.

Additionally, there's a central business office with filing cabinets, extra in-wall cabinets, and a storage room.

The unit boasts an advanced Ultra-Aire filtration system, providing clean, fresh air 24/7.

A new water heater was installed in 2017. In January 2024, a complete inspection and maintenance of the AC system was performed, with a new upgraded outside AC unit installed.

A new monument sign is set to be installed on Nova Road, and the top panel of the existing monument sign on Old Kings Road is included with the property.

Condo Fees \$500.00 per month.

LOCATION DESCRIPTION

Located north of Granada Boulevard and just east of Nova Road on Old Kings Road with exposure on both Old Kings Road and Nova Road.

JOHN W. TROST, CCIM

Principal | Senior Advisor

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OFFERING SUMMARY

SALE PRICE: \$398,000

AVAILABLE SF: 2,013 SF

YEAR BUILT: 1991

PARCEL NO: 4221-04-00-0030

TRAFFIC COUNT: 21,500 AADT
Granada Boulevard

ZONING: B-1, Professional Office-Hospital

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,100	23,083	46,540
TOTAL POPULATION	5,697	46,147	90,359
AVERAGE HH INCOME	\$52,715	\$60,034	\$58,778

OFFICE CONDO FOR SALE | 106 N. Old Kings Road, Suite D Ormond Beach, FL 32174

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ADDITIONAL PHOTOS



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LOCATION MAPS



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