

VENETIAN BAY COMMERCIAL CONDO FOR SALE



PROPERTY DESCRIPTION

Commercial Condo For Sale with storefront on busy Luna Bella Lane.

Rare opportunity to purchase a condo unit with direct exposure to Luna Bella Lane.

Unit B (Suite 133) is 2,989 SF total.

2,250 SF is vacant and available for owner to occupy or lease.

739 SF is leased by Snap Fitness through April 2033. \$16,139.76 Current Annual Base Rent, 4% annual increases, PLUS Tenant pays condo dues and real estate taxes.

Location has some of the best demographics in East Volusia County.

The Downtown Venetian Bay Town Center has approximately 2,000 homes within a short walking distance and over 2,900 homes currently, with plans to grow to over 4,000 homes at full build-out. Additionally, there are 322 apartments under construction across the street.

Currently estimated to be over 7,000 potential customers with over \$75,000 plus Average Household Income.

No hassle investment with Condo Association handling all building and grounds maintenance.

Building signage available.

Cash-in on local growth today!

JOHN W. TROST, CCIM

Principal | Senior Advisor

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CHRIS BUTERA

Principal

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OFFERING SUMMARY

SALE PRICE:	\$750,000
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SIZE:	2,989 SF TOTAL (2,250 SF Vacant) (739 SF Leased)
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NOI:	From 739 SF Leased \$16,139.76 (\$21.84 NNN)
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YEAR BUILT:	2007
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ZONING:	PUD
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PARCEL NO:	7307-04-00-0020
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LOCATION ADDRESS

424 Luna Bella Lane, Unit B (Suite 133)

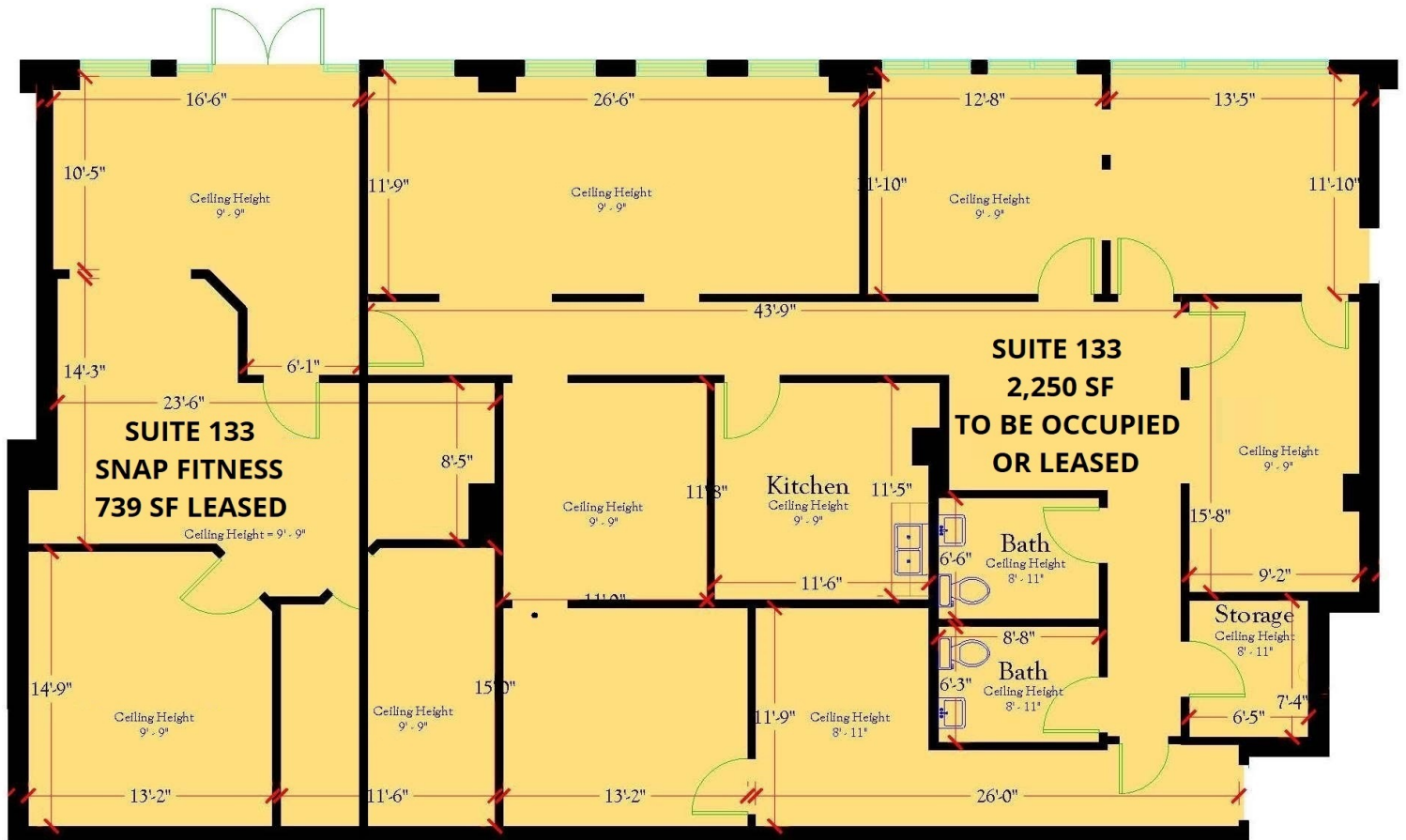
New Smyrna Beach, FL 32168

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UNIT B (133) FLOOR PLAN - 2,250 SF VACANT



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**(Under Construction)
Cordova Apartments
322 Market Rate Units**

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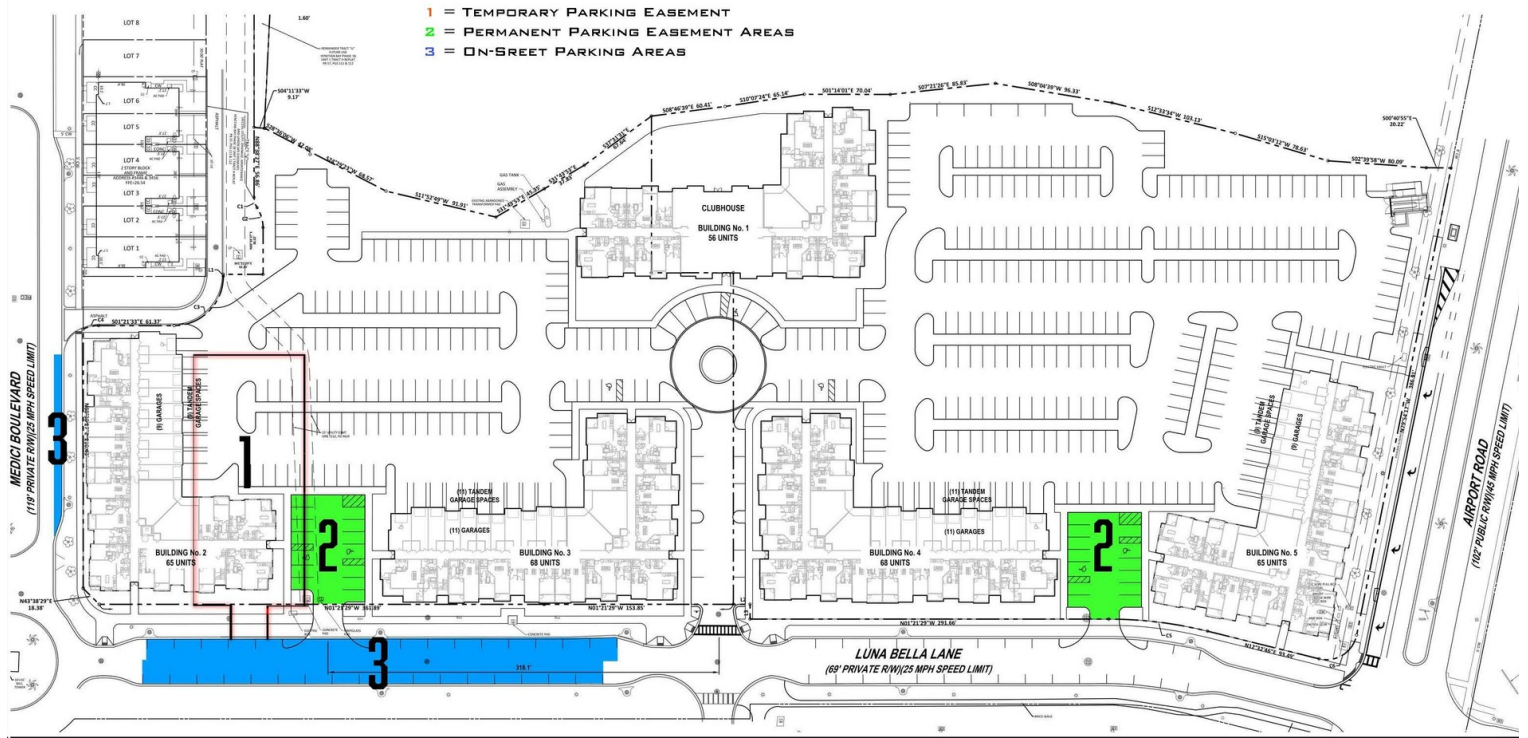
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PARKING EXHIBIT - 327 PARKING SPACES AVAILABLE



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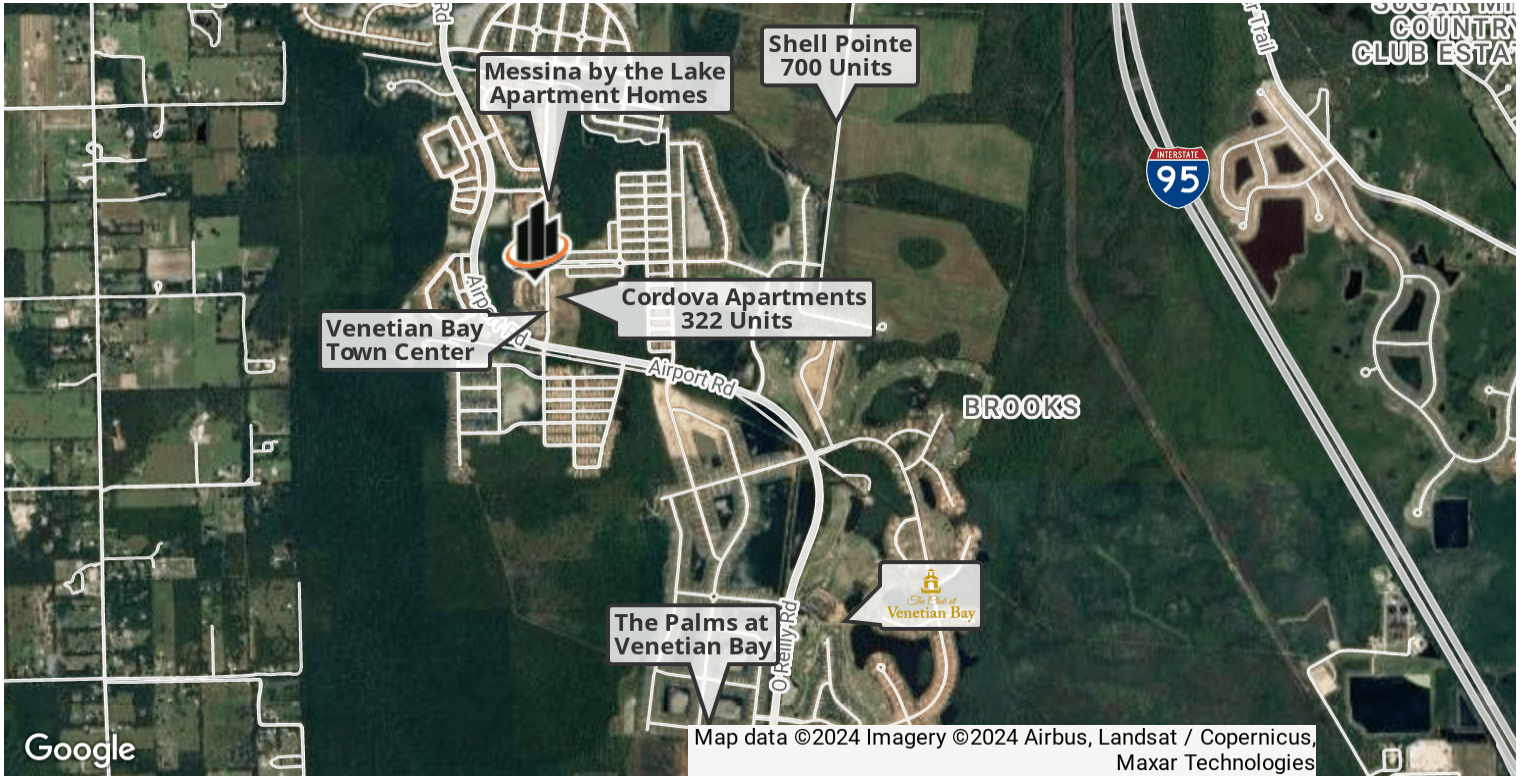
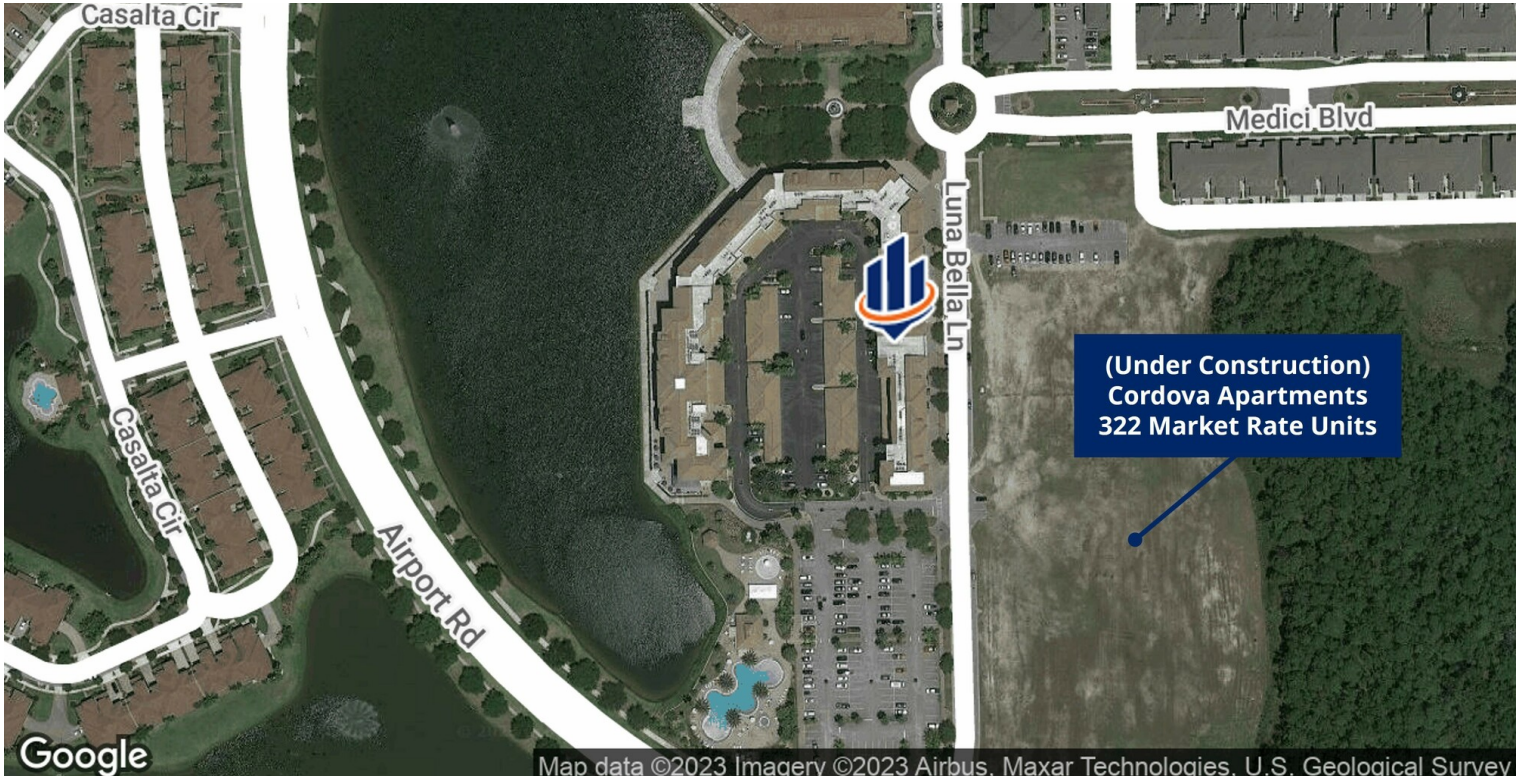
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LOCATION MAPS



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