

HISTORIC DOWNTOWN COMMERCIAL/RESIDENTIAL PROPERTY

121 W International Speedway Daytona Beach

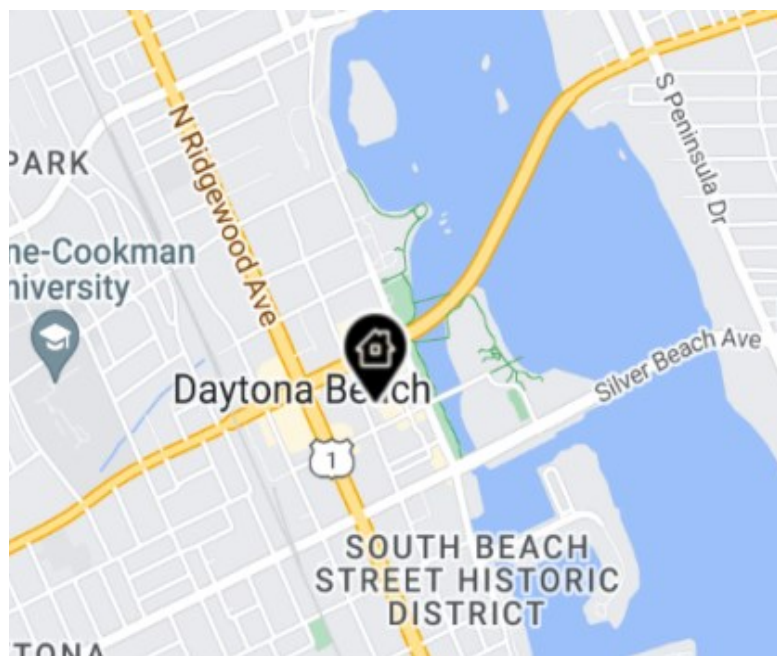


PROPERTY SPECIFICATIONS

Retail/Residential

Parcel ID:	533909020070
Sale Price:	\$1,950,000.00
Size:	11,945 Sq Ft
Parking:	Common Parking
Zoning:	RDD1

Dimensions and Sizes are approximates.



REMARKS

This expansive commercial property, strategically located on International Speedway, offers a rare combination of a vast 6,000+/- square feet downstairs retail space and an additional 6,000+/- square feet upstairs. Property Highlights: Downstairs Retail Space: Boasting a generous 6,000 square feet of prime retail space, the possibilities are endless for entrepreneurs looking to establish or expand their business.



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PHOTOS- Exterior



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PHOTOS- Interior



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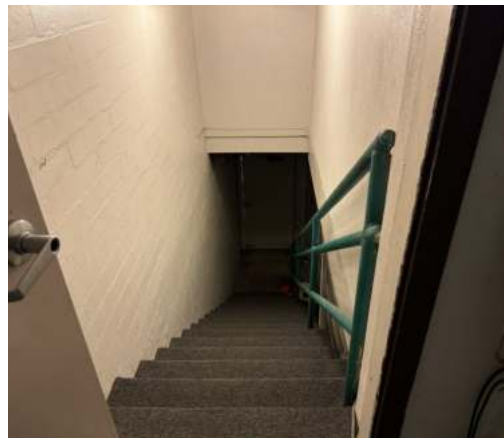
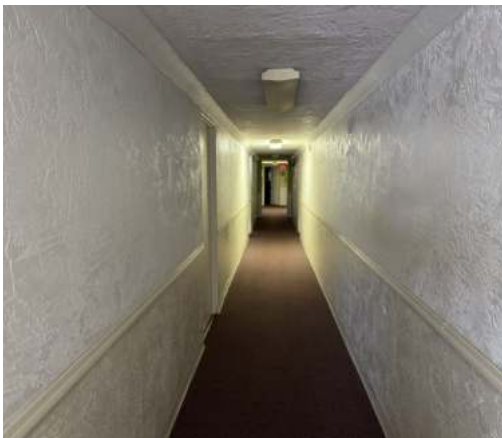


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PHOTOS- Upstairs

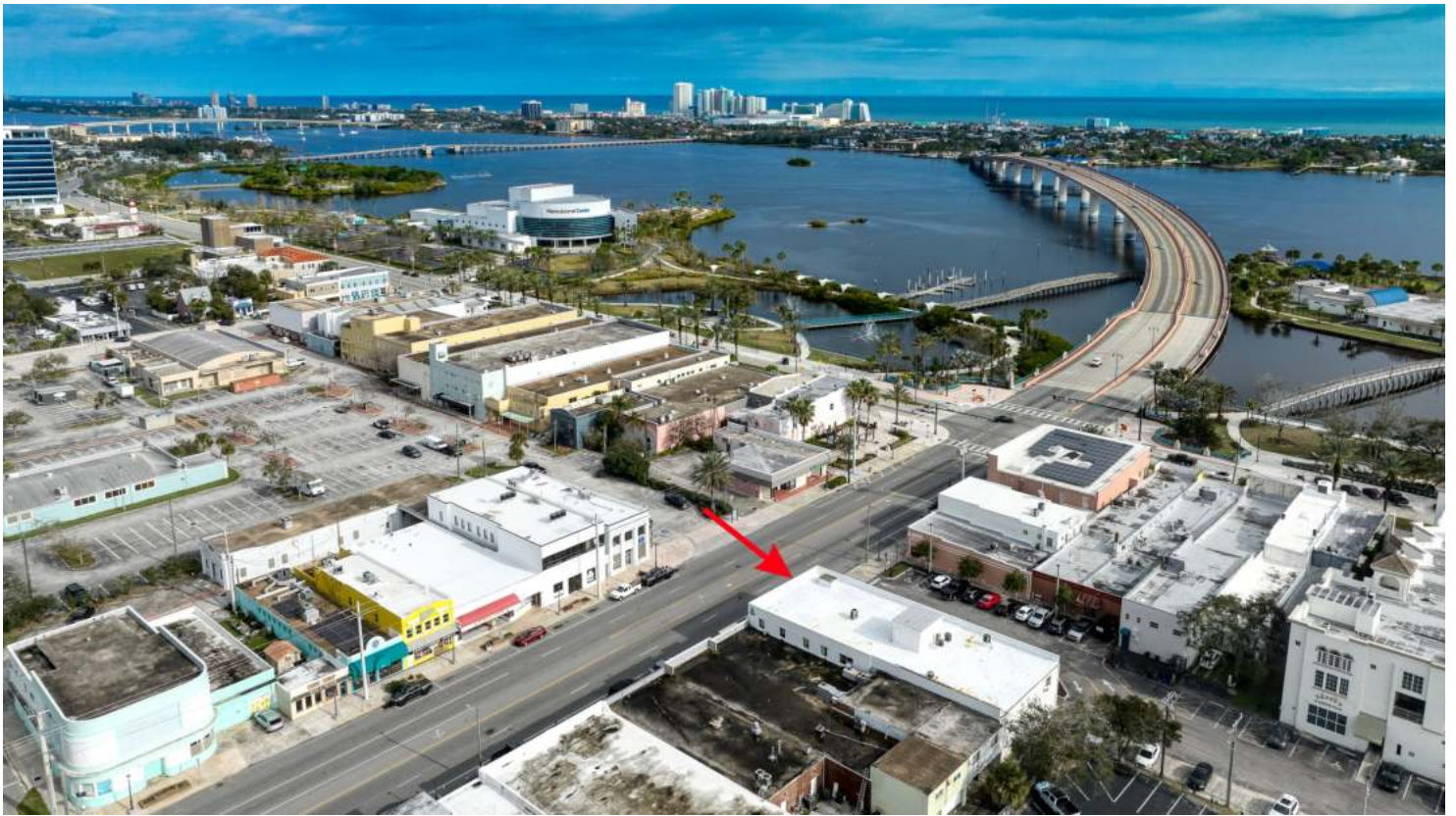


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AERIAL PHOTO

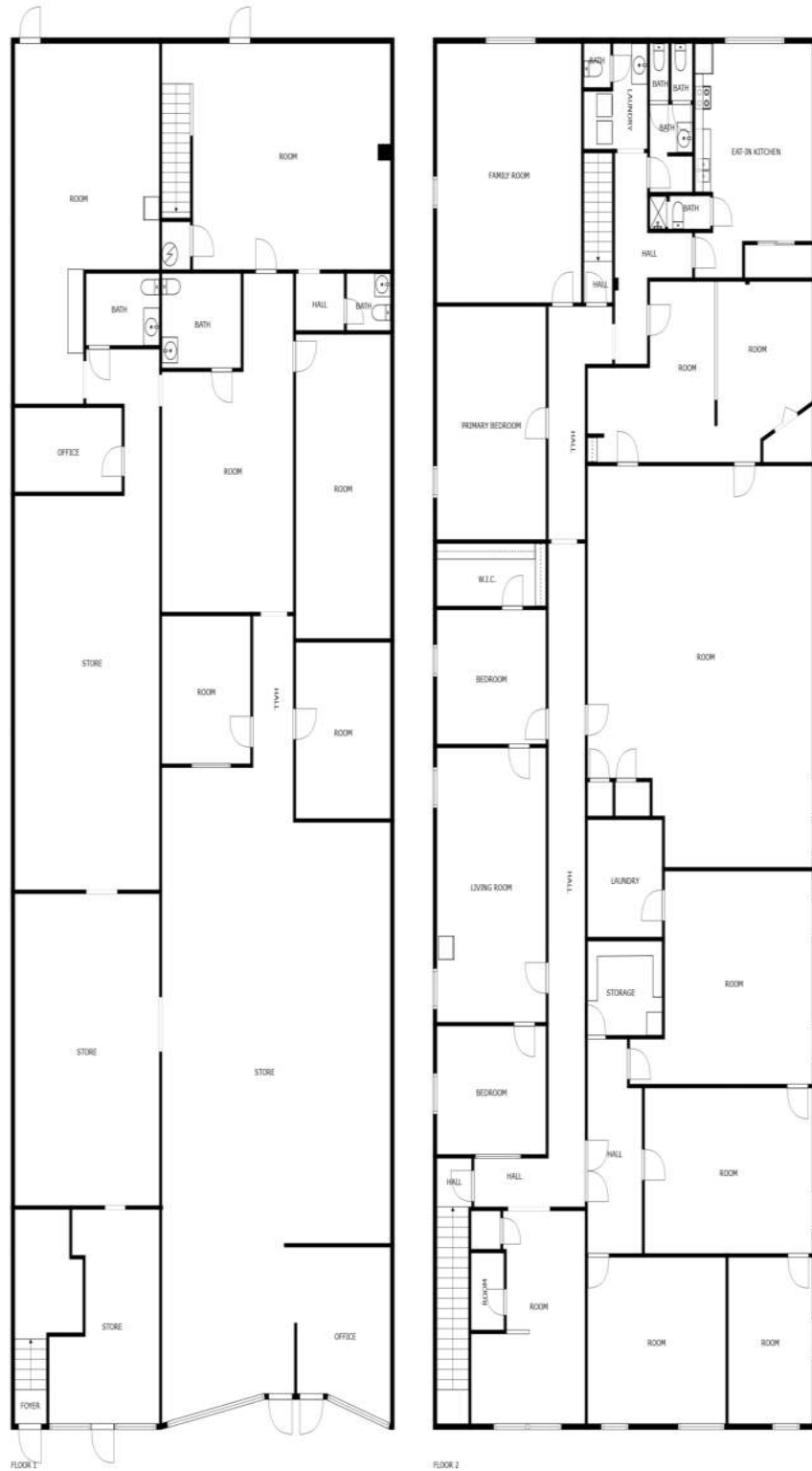


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Floor Plan



This FlöPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2023 Financial Business Systems, Inc. All rights reserved.

FlöPlan



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Zoning- RDD1

PERMITTED USES

<u>HOUSEHOLD LIVING USES:</u>	LIVE/WORK UNIT; MULTIFAMILY DWELLING; UPPER STORY DWELLING (ABOVE NONRESIDENTIAL USE)
<u>COMMUNICATION USES:</u>	TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING STRUCTURE <i>OTHER</i> THAN TELECOMMUNICATIONS TOWER; TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING TELECOMMUNICATIONS TOWER; TELECOMMUNICATIONS TOWER, MONOPOLE UP TO 90 FEET HIGH; TELECOMMUNICATIONS TOWER, MONOPOLE <i>MORE</i> THAN 90 BUT NO MORE THAN 180 FEET HIGH
<u>HEALTH CARE USES:</u>	MEDICAL OR DENTAL CLINIC/OFFICE; MEDICAL OR DENTAL LAB
<u>OPEN SPACE USES:</u>	PUBLIC SQUARE OR PLAZA
<u>UTILITY USES:</u>	UTILITY USE, MINOR
<u>ANIMAL CARE USES:</u>	ANIMAL GROOMING
<u>BUSINESS SUPPORT SERVICE USES:</u>	BUSINESS SERVICE CENTER; TRAVEL AGENCY
<u>EATING AND DRINKING ESTABLISHMENTS:</u>	BOUTIQUE BAR; RESTAURANT <i>WITHOUT</i> DRIVE-IN OR DRIVE-THROUGH SERVICE; SPECIALTY EATING OR DRINKING ESTABLISHMENT
<u>OFFICE USES:</u>	BUSINESS SERVICES OFFICES; PROFESSIONAL SERVICES OFFICES; OTHER OFFICE FACILITY
<u>RECREATION / ENTERTAINMENT USES:</u>	CINEMA
<u>RETAIL SALES AND SERVICE USES:</u>	ANTIQUE STORE; ART GALLERY; ART, CRAFTS, MUSIC, DANCE, PHOTOGRAPHY, OR MARTIAL ARTS STUDIO/SCHOOL; BOOK OR MEDIA SHOP; CIGAR LOUNGE; DRUG STORE OR PHARMACY <i>WITHOUT</i> DRIVE-THROUGH SERVICE; FLORIST SHOP; GIFT SHOP OR STATIONERY STORE; JEWELRY STORE; LIQUOR OR PACKAGE STORE; MEAT, POULTRY, OR SEAFOOD MARKET; PERSONAL SERVICES ESTABLISHMENT; OTHER RETAIL SALES ESTABLISHMENT
<u>VISITOR ACCOMMODATION USES:</u>	HOTEL OR MOTEL; OTHER ACCOMMODATIONS - NOTE 1: <i>INCLUDES ALL USES REGULATED BY THE PRIOR LDC AS "ACCOMMODATIONS" OTHER HOTELS, MOTELS, ROOMING HOUSES, BED AND BREAKFAST FACILITIES, OR RV PARKS-I.E. "RENTAL UNITS INTENDED TO BE USED BY TRANSIENT PERSONS OR TOURISTS FOR OVERNIGHT OR SHORT-TERM LODGING." THIS USE THUS INCLUDED AND CONTINUES TO INCLUDE VACATION RENTALS AS DEFINED IN F.S. 509.242 AND GRANDFATHERED FROM THE 2011 AMENDMENT TO F.S. 509.032(7) THAT PREEMPTS LOCAL GOVERNMENT REGULATION OF VACATION RENTALS IN ACCORDANCE WITH THE PROVISIONS OF THAT STATUTE.</i>

SPECIAL USE PERMIT

<u>COMMUNICATION USES:</u>	TELECOMMUNICATIONS TOWER, OTHER THAN THOSE LISTED AS PERMITTED USES
<u>COMMUNITY SERVICE USES:</u>	MUSEUM
<u>RECREATION / ENTERTAINMENT USES:</u>	OTHER INDOOR RECREATION/ENTERTAINMENT USE



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