

COMMERCIAL CONDO FOR SALE OR LEASE



PROPERTY DESCRIPTION

1,300 SF Commercial Condo For Sale or Lease in Gardens Business Center.
Inline unit with 8' doors, 5 offices, 1 bathroom, break area, and back storage room with overhead door.
Great signage on freestanding sign on US Highway 1.
Condo Fees \$760.54 per Quarter.
2023 Real Estate Taxes \$2,816.97.
Ready for immediate occupancy.

LOCATION DESCRIPTION

Located on the east side of US Highway 1 in Gardens Business Center.
Approximate distances to:

- 0.5 miles south of the I-95/US-1 Interchange on US Hwy 1
- 1 mile to Destination Daytona Complex, Teddy Morse's Harley Davidson, and Giant Recreation World

LOCATION ADDRESS

1457 N. US Highway 1, Unit C-20
Ormond Beach, FL 32174

JOHN W. TROST, CCIM

Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
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OFFERING SUMMARY

SALE PRICE:	\$235,000
LEASE RATE:	\$13.00 NNN
AVAILABLE SF:	1,300 SF
PARCEL NO:	3136-03-0C-0200
YEAR BUILT:	2004
TRAFFIC COUNT:	23,500 AADT
ZONING:	B-8, Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	555	3,693	21,208
TOTAL POPULATION	1,269	8,291	45,394
AVERAGE HH INCOME	\$108,776	\$101,723	\$96,315

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ADDITIONAL PHOTOS



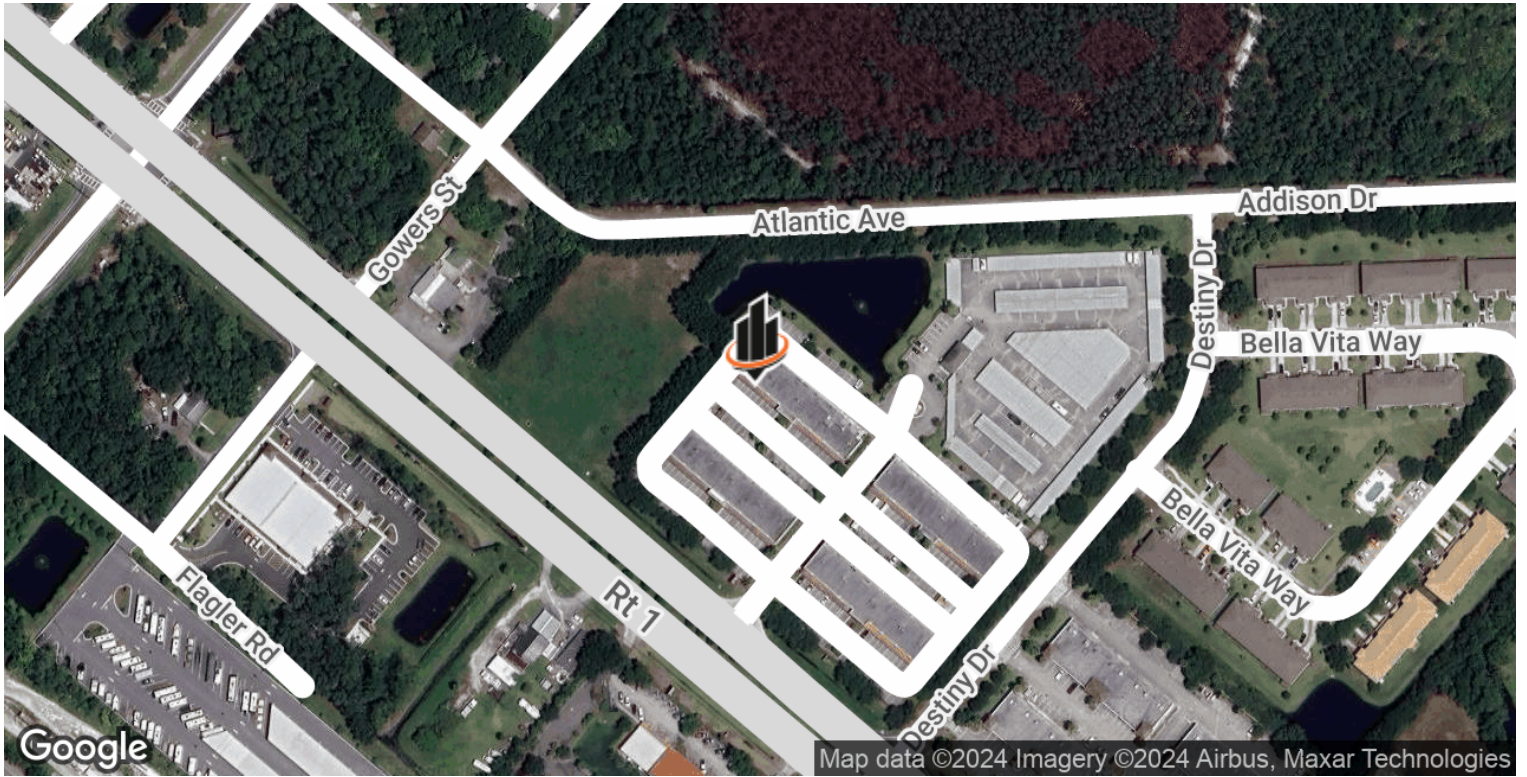
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LOCATION MAPS



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