

SMALL INVESTOR OFFERING | VENETIAN BAY COMMERCIAL CONDO



PROPERTY DESCRIPTION

Small Investor Offering - 3,362 SF Commercial Condo in Venetian Bay operating as Cross Creek Day School. A successful day care operating since 2013 with a long waiting list for enrollment.

\$68,442.00 Annual Base Rent NNN. Lease expires December 2028.

7.75% Cap Rate PLUS Tenant pays condo dues and real estate taxes.

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

Benefit from a high foot traffic location with some of the best demographics in East Volusia County.

Downtown Venetian Bay Town Center has approximately 2,000 homes within a short walking distance and over 2,900 homes currently and growing to over 4,000 homes in Venetian Bay at full build out.

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

Building signage available.

Great addition to your investment portfolio!

JOHN W. TROST, CCIM

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CHRIS BUTERA

Principal

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OFFERING SUMMARY

SALE PRICE: \$880,000

SIZE: 3,362 SF

CAP RATE: 7.75%

NOI: \$68,442.00
(\$20.36 NNN)

YEAR BUILT: 2007

ZONING: PUD

PARCEL NO: 7307-04-00-0130

LOCATION ADDRESS

424 Luna Bella Lane, Unit M (122)

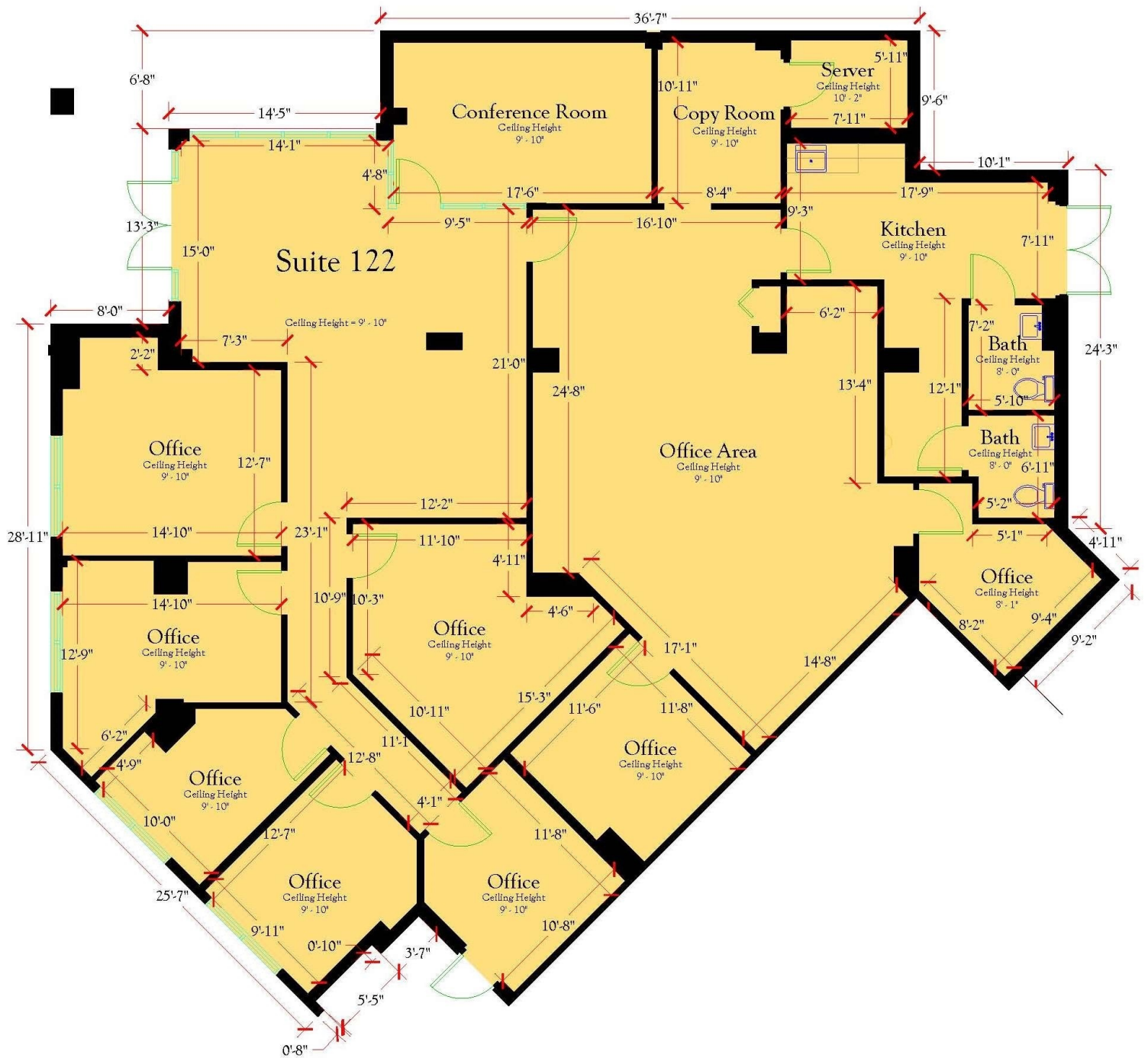
New Smyrna Beach, FL 32168

VENETIAN BAY COMMERCIAL CONDO | 424 Luna Bella Lane, Unit M (Suite 122) New Smyrna Beach, FL 32168

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



UNIT M (122) FLOOR PLAN



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AERIAL



(Under Construction)
Cordova Apartments
322 Market Rate Units

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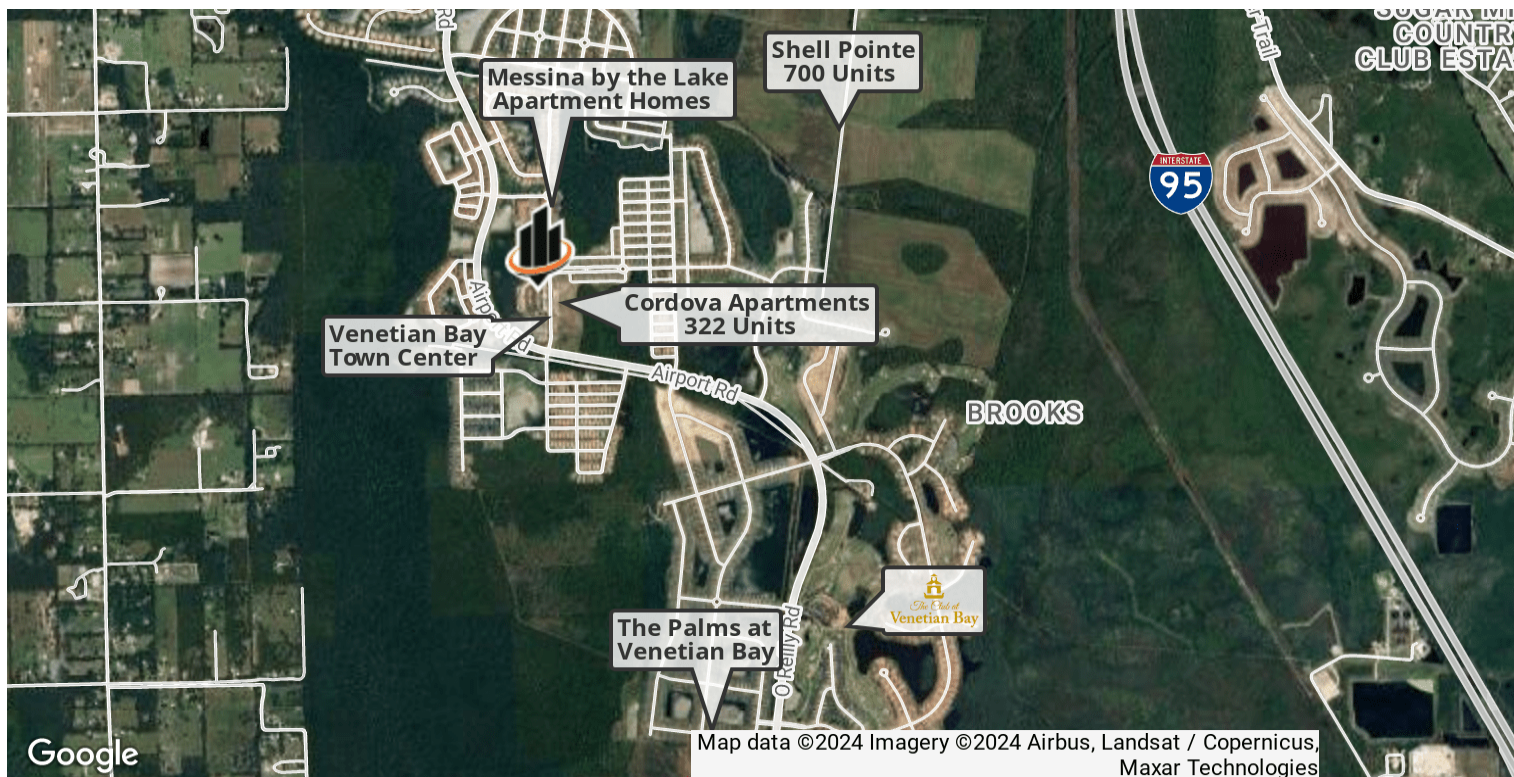
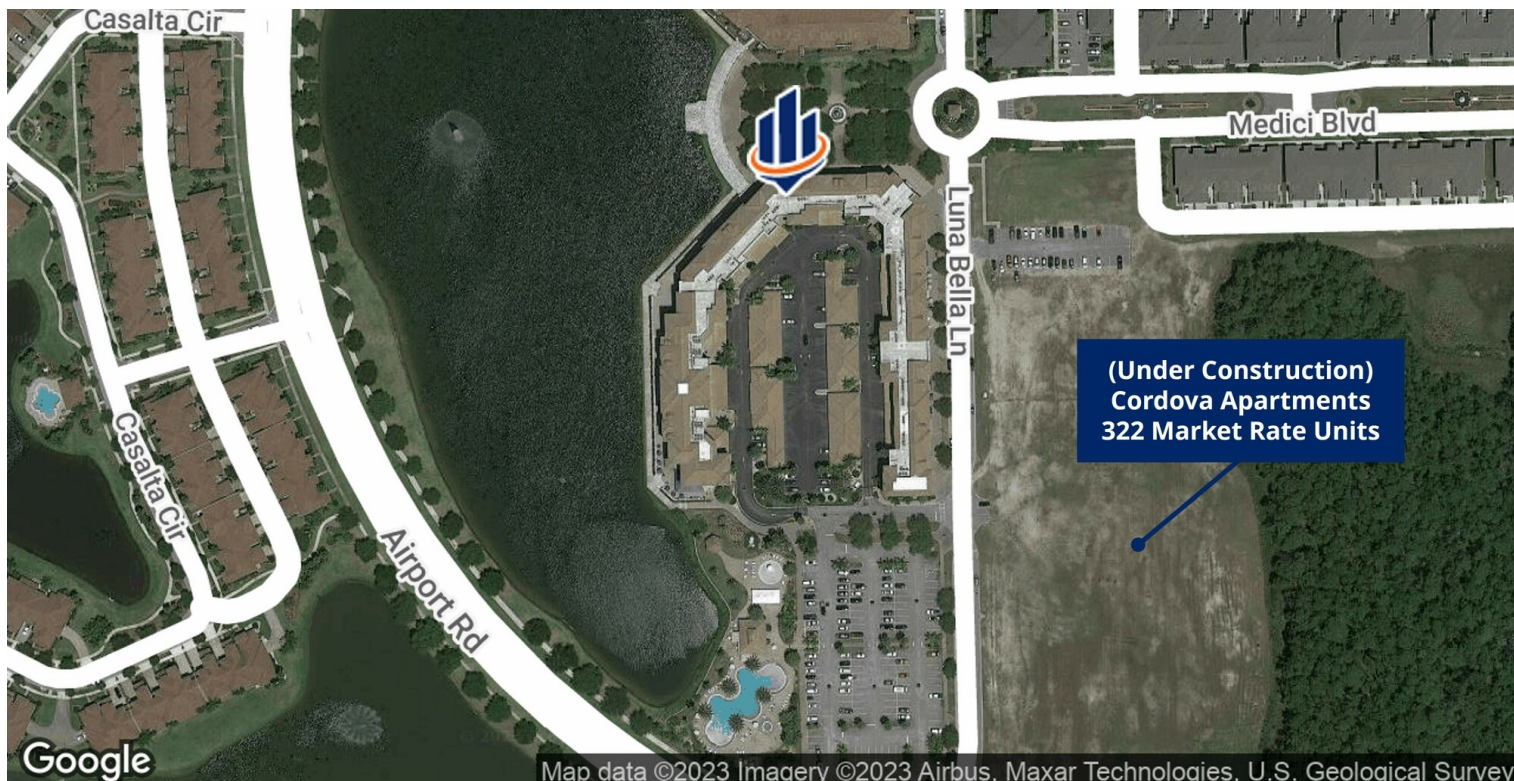
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LOCATION MAPS



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