



SALE

Medical Office Condo For Sale

335 CLYDE MORRIS BOULEVARD, SUITE 290

Ormond Beach, FL 32174

PRESENTED BY:

JOHN W. TROST, CCIM

Principal | Senior Advisor

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C: 386.295.5723

john.trost@svn.com



5,850 SF MEDICAL OFFICE CONDO FOR SALE



PROPERTY DESCRIPTION

Rare Offering - 5,850 SF Endcap Office Condo For Sale in Clyde Morris Professional Center.
Medical office endcap unit featuring 12 generously sized exam rooms, a waiting room, sub-waiting room, reception area, business office, nurse’s station, two offices, four doctor’s offices with a shared restroom with shower, one staff restroom, two patient restrooms, a breakroom, procedure room, blood draw area, lab, and a rear access door.
Very well maintained with plenty of parking.
Building and Monument Signage available.
Currently leased through February 2026 – contact our office for additional details.

LOCATION DESCRIPTION

Located on the southeast corner of Clyde Morris Boulevard and Hand Avenue.
Approximately 2.4 miles to AdventHealth Daytona Beach, 2.3 miles to Interstate 95, and 5.6 miles to Halifax Health Medical Center.

LOCATION ADDRESS

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OFFERING SUMMARY

SALE PRICE:	\$1,385,000
AVAILABLE SF:	5,850 SF
CONDO FEES:	\$1,155.00 per Month
2024 REAL ESTATE TAXES:	\$18,903.74
YEAR BUILT:	2005
PARCEL NO:	12 Parcels
TRAFFIC COUNT:	15,600 & 17,300 AADT
ZONING:	B-10, Suburban Boulevard

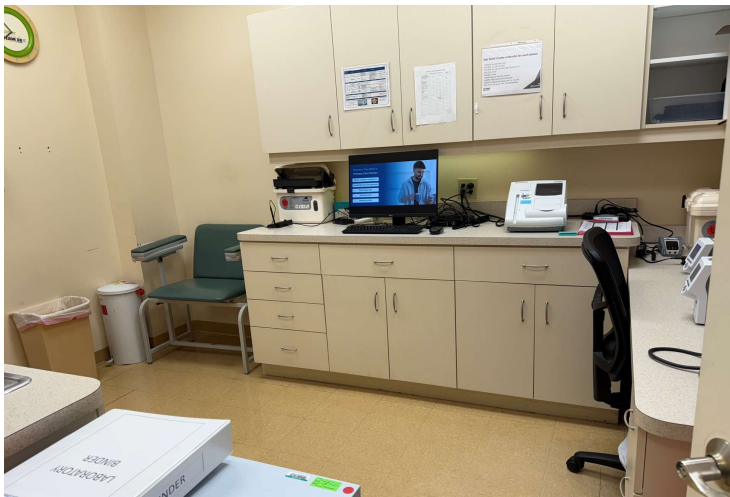
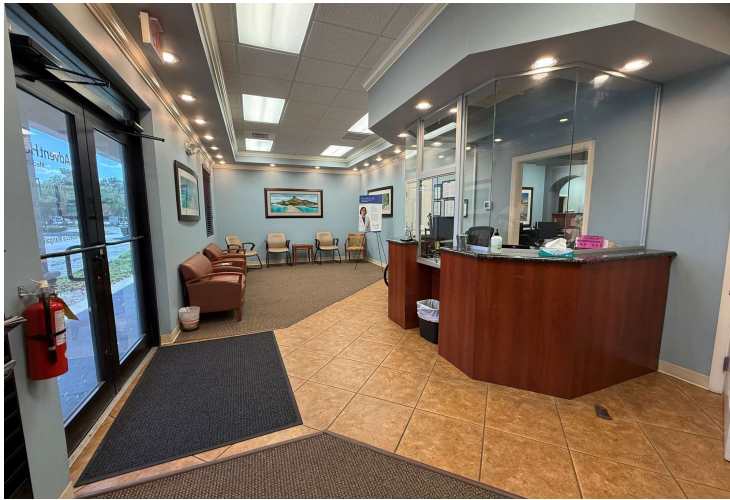
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,039	22,588	49,983
TOTAL POPULATION	8,513	51,213	112,453
AVERAGE HH INCOME	\$69,256	\$78,962	\$77,002

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ADDITIONAL PHOTOS



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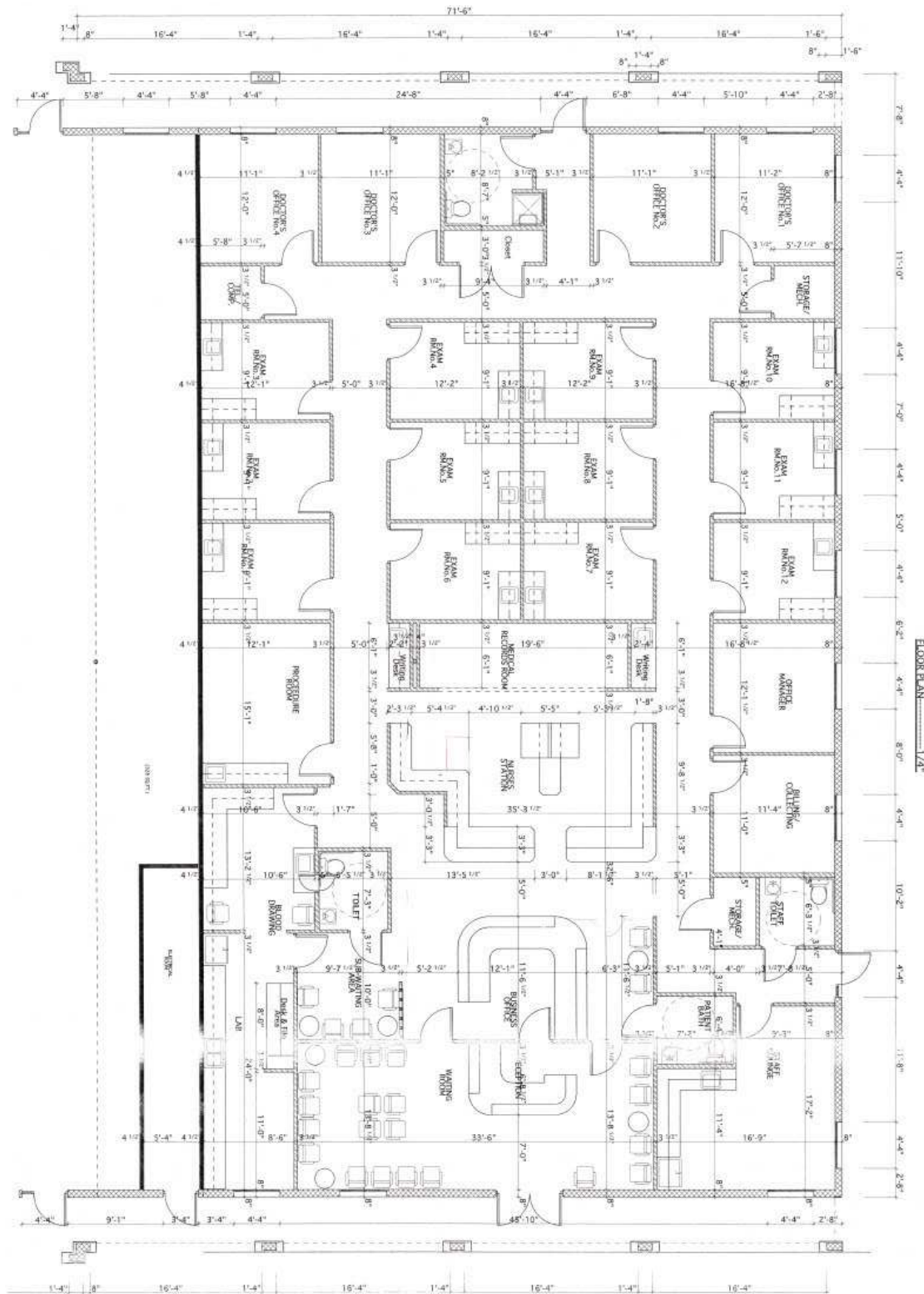
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FLOOR PLAN



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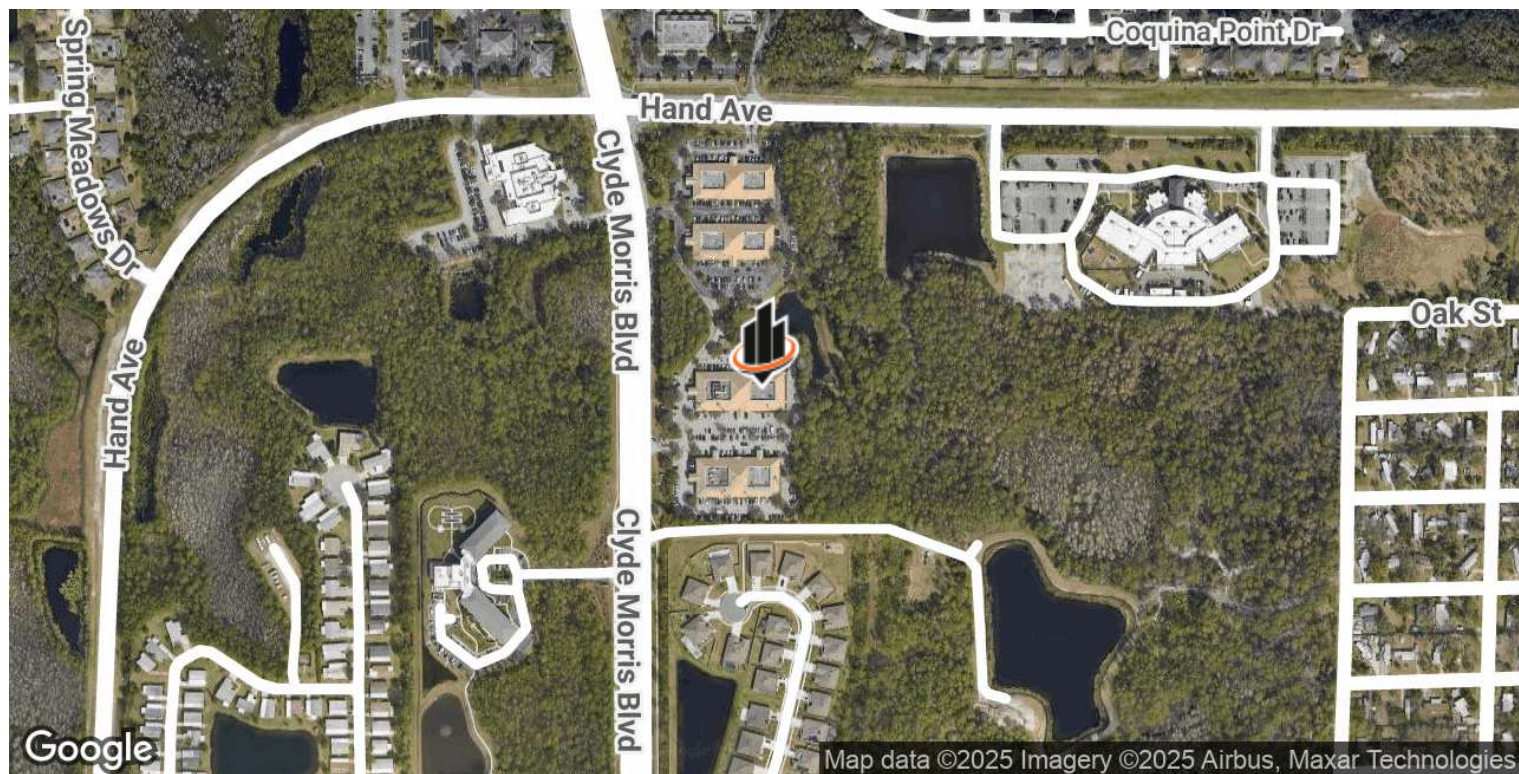
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LOCATION MAPS



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