

# AVAILABLE

**AUTOMOTIVE REPAIR FACILITY**  
**5120 CLYDE MORRIS BLVD, PORT ORANGE, FL 32127**



## PROPERTY FEATURES:

- 5,512 SF on Two Lots Totaling 36,411 SF of Land
- Built in 2004 with Ample Parking
- 8 Bays with Nice Customer Service Area
- Explosive Growth / New Development Area across the street from Super Wal-Mart, Home Depot, Lowes, & Super Target
- Flexible Owner, Will Improve for Credit Tenant or May provide Owner Financing (see broker for details)

## SALES PRICE

**\$1,400,000**  
**Reduced!**

## Lease Rate

**\$10,500 NNN**

## CONTACT:

**Vincent F. Wolle, CCIM**  
**Cell (407) 448-1823**  
**[vwolle@ResultsREPartners.com](mailto:vwolle@ResultsREPartners.com)**

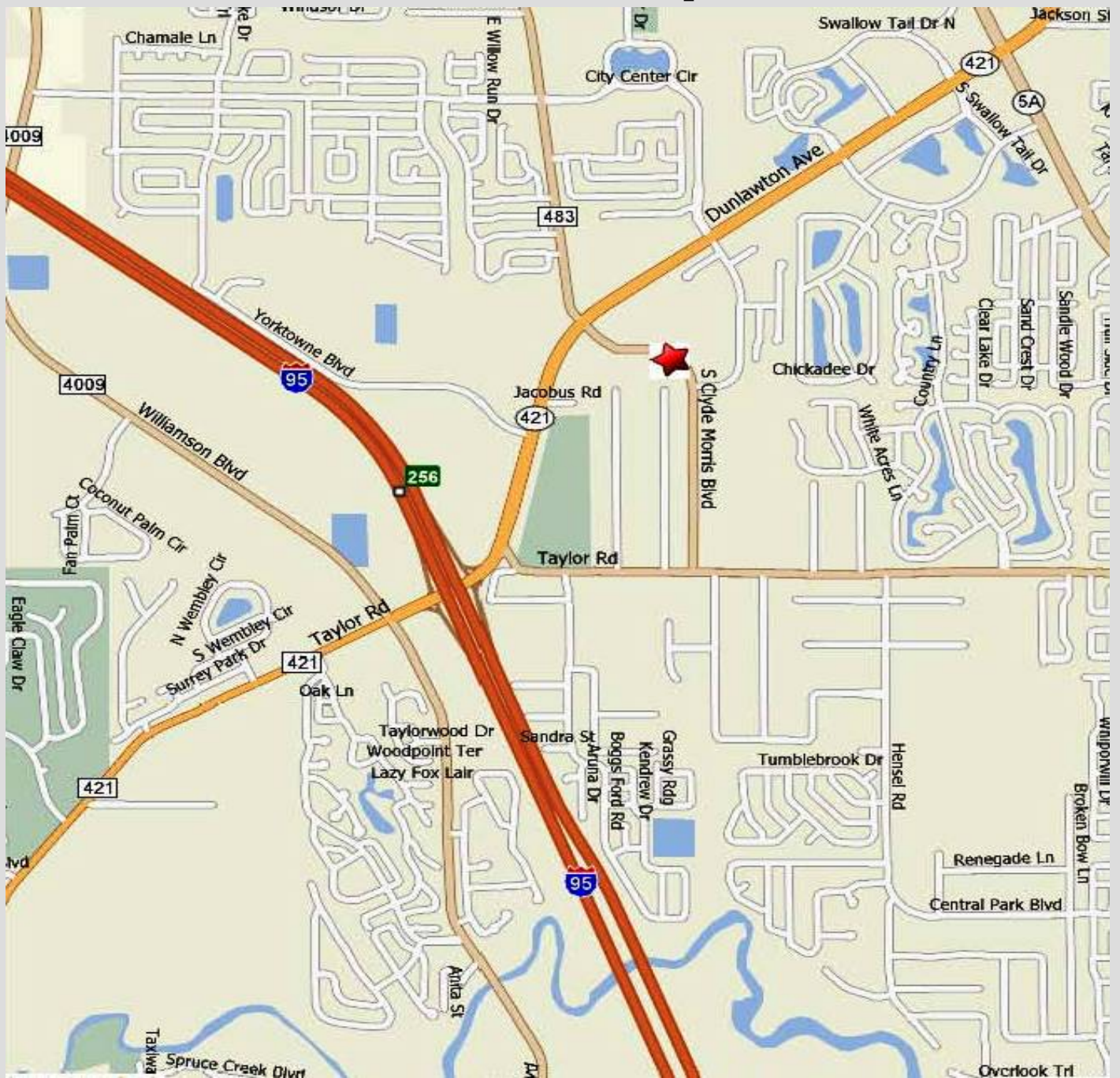


**RESULTS REAL ESTATE PARTNERS, LLC**  
Licensed Real Estate Brokers

108 Commerce St, Suite 200  
Lake Mary, FL 32746  
Office (407) 647-0200  
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This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

## Locator Map



### CONTACT:

Vincent F. Wolle, CCIM

Cell (407) 448-1823

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or

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## Additional Pictures



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# Aerial Pictures



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