

PROFESSIONAL OFFICE BUILDING

517 S. Ridgewood Avenue
Daytona Beach, Florida 32114

Property Summary

Property: 517 S. Ridgewood Avenue
 Parcel No: 5339-01-13-0041
 Status: For Sale or Lease
 Price: **For Sale \$299,900**
For Lease \$3,500 per Month gross plus utilities
 Size: 5,475 SF on 0.30+/- Acres
 Year Built: 1986
 Zoning: T-2 'Tourist, Office & Restaurant'

Population (est):	<u>1 MILE</u> 8,492	<u>3 MILES</u> 58,201	<u>5 MILES</u> 113,147
Average HHI (est.):	<u>1 MILE</u> \$28,186	<u>3 MILES</u> \$38,469	<u>5 MILES</u> \$42,532

Traffic Count: 29,500 vehicles per day - Ridgewood Avenue



- Property Highlights:
- Two-Story Office Building recently underwent an Extreme Makeover
 - First Floor includes Kitchen Area, Three Offices, Reception, Conference Room, and Two Bathrooms, one with a shower
 - Second Floor includes Eight Offices and Three Bathrooms
 - Travertine Bath Tile, Granite Counters in Kitchen and Wet Bar
 - Remodel included new paint, carpet, cabinetry, fixtures, baths, cable and phone wiring, security features and more
 - Concrete Parking - 18 Spaces
 - Great Investment for CPA, Attorney, Insurance, Professionals or Office Suites
 - Excellent location in Daytona Beach on Ridgewood Avenue close to Downtown, Courthouse, and City Hall

Rock Solid in Commercial Real Estate

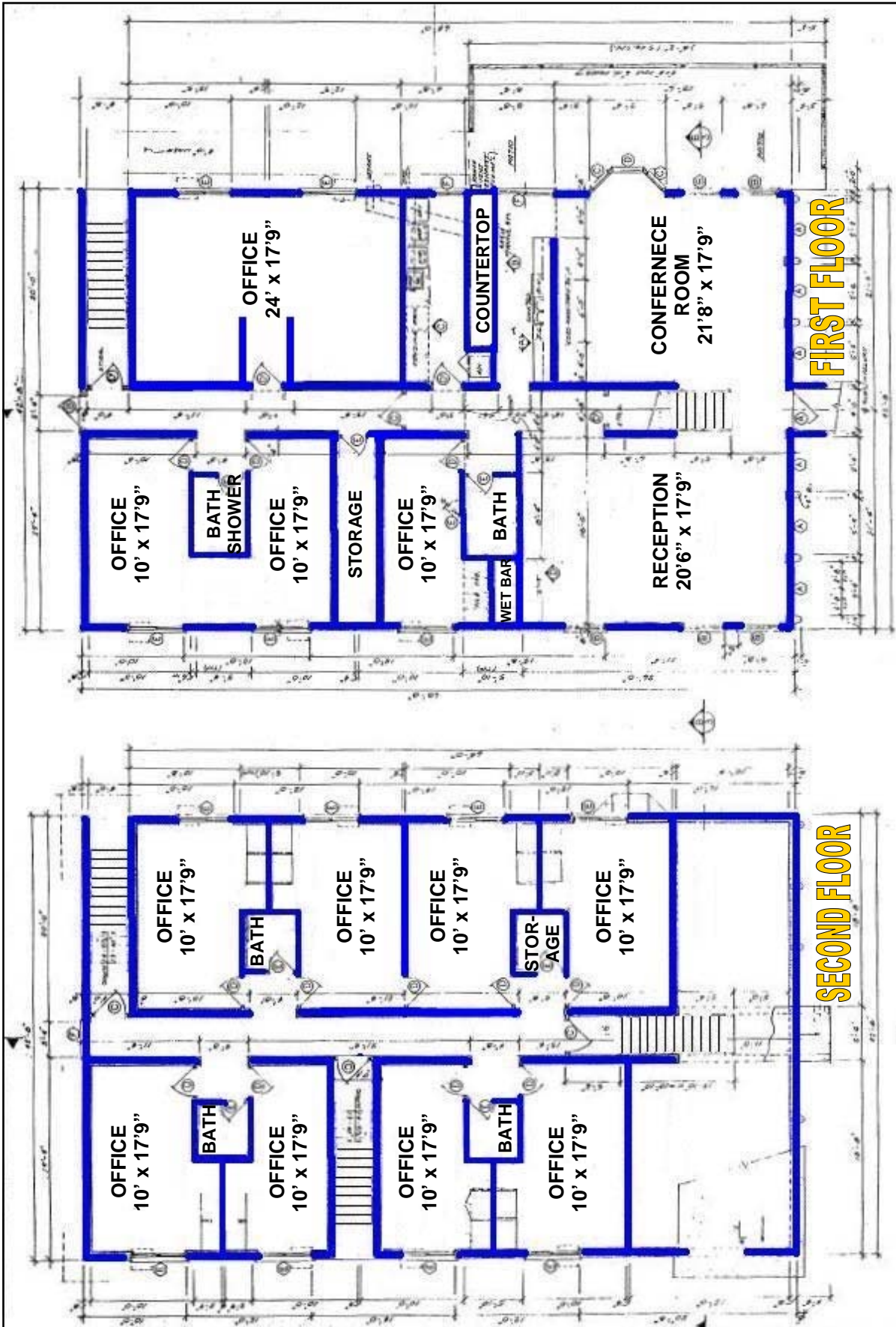
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Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

FLOOR PLAN

PRUDENTIAL COMMERCIAL

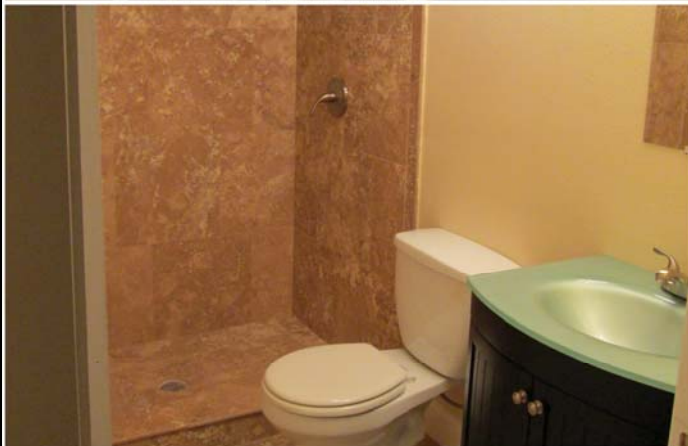


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PICTURES

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