



SELBY REALTY

Brokers ♦ Managers ♦ Developers

Commercial Building and Land For Sale or

59 E. Dunlawton Avenue * Port Orange, Florida

**Price
Reduced!**

Property Details:

Address: 59 E. Dunlawton Avenue,
Port Orange, FL 32127

Building Size: 5,226 SF

Lot: .56 acres+/-

Property IDs: 02-16-33-00-00-0030
and 02-16-33-00-00-0040

MLS #: 495283

Year Built: 1961

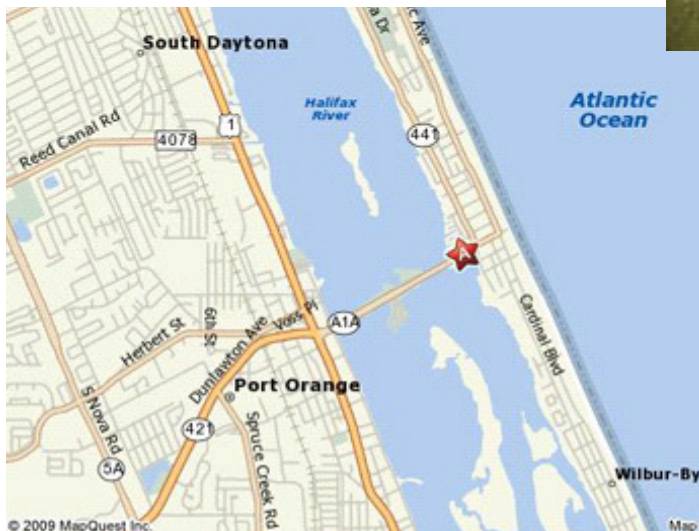
Zoned: Community Commercial

Description: Commercial building situated on 50 x 123 lot with adjoining 150 x 123 lot suitable for parking. Community commercial zoning allows for a variety of permitted uses — retail, restaurant, bank/finance, childcare or sports facility.

Comments: Billboards do not convey with sale of property

Listed for: \$250,000 **Price
Reduced!**

Lease Rate: \$5.50 sf net



Additional Documentation attached:

- Survey
- Zoning
- Building Sketch

FOR MORE INFORMATION CALL:

Dwight Selby, CCIM

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PREPARED BY:



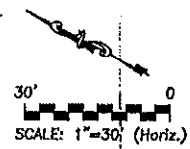
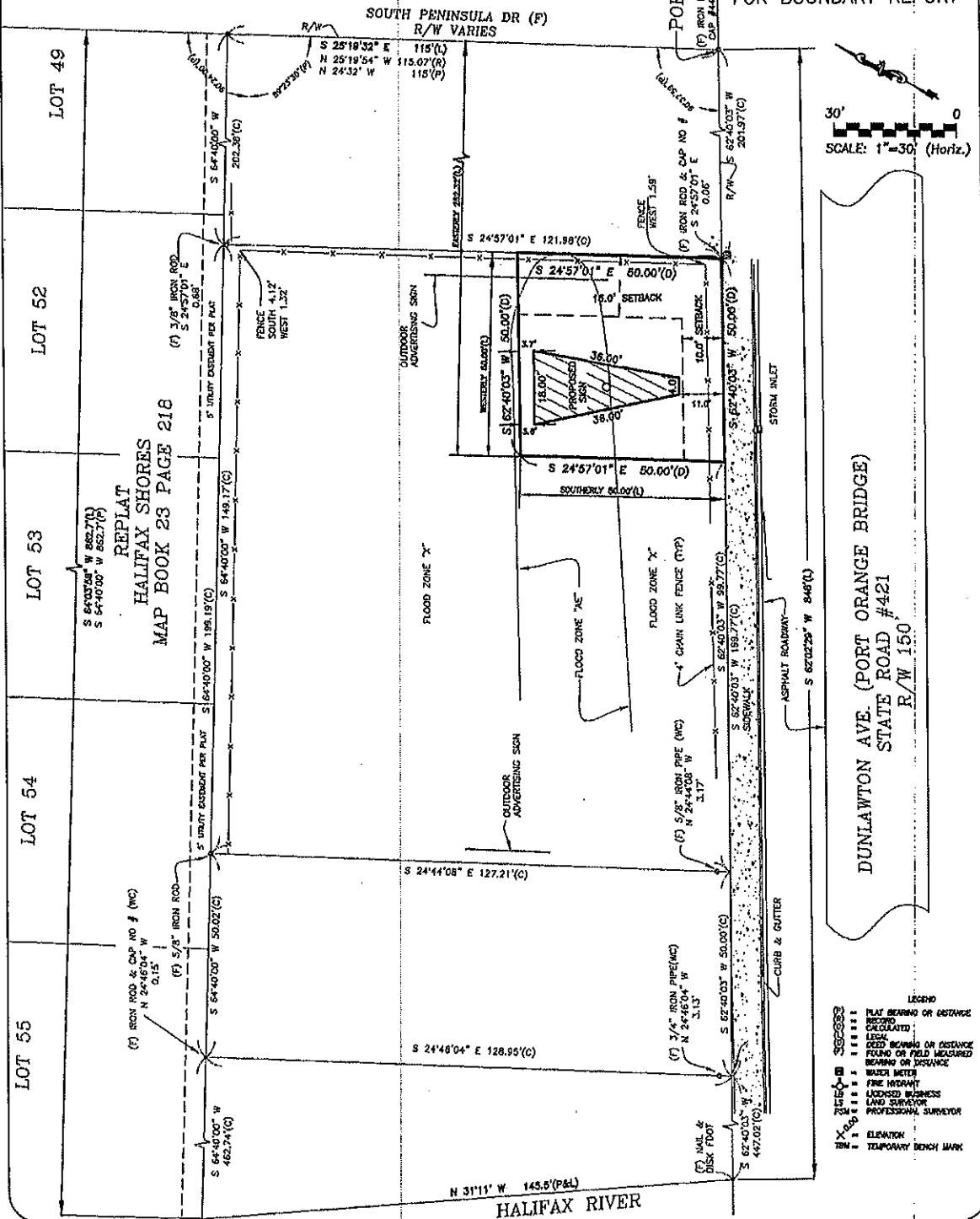
McMillen Land Surveying, Inc

880 AIRPORT ROAD SUITE-15
Ormond Beach, Florida, 32174
Phone: (386)677-2411 Fax: (386)677-2325
Certificate of Authorization No. LB 7901
WWW.MCMILLEN-SURVEYING.COM
DAVID McMILLEN P.S.M. #6378
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DATE: 07-10-09

BOUNDARY SURVEY

SEE SHEET 2 OF 2
FOR BOUNDARY REPORT



DUNLAWTON AVE. (PORT ORANGE BRIDGE)
STATE ROAD #421
R/W 150'

- LEGEND
- 382623 PLAT BEARING OR DISTANCE
 - 382623 BEARING
 - 382623 CALCULATED
 - 382623 LEGAL
 - 382623 BEARING OR DISTANCE FOUND OR FIELD MEASURED
 - 382623 BEARING OR DISTANCE
 - 382623 WATER METER
 - 382623 FIRE HYDRANT
 - 382623 LICENSED BUSINESS
 - 382623 LAND SURVEYOR
 - 382623 PROFESSIONAL SURVEYOR
 - 382623 ELEVATION
 - 382623 TEMPORARY BENCH MARK

"MAP" SHEET 1 OF 2
"REPORT" SHEET 2 OF 2

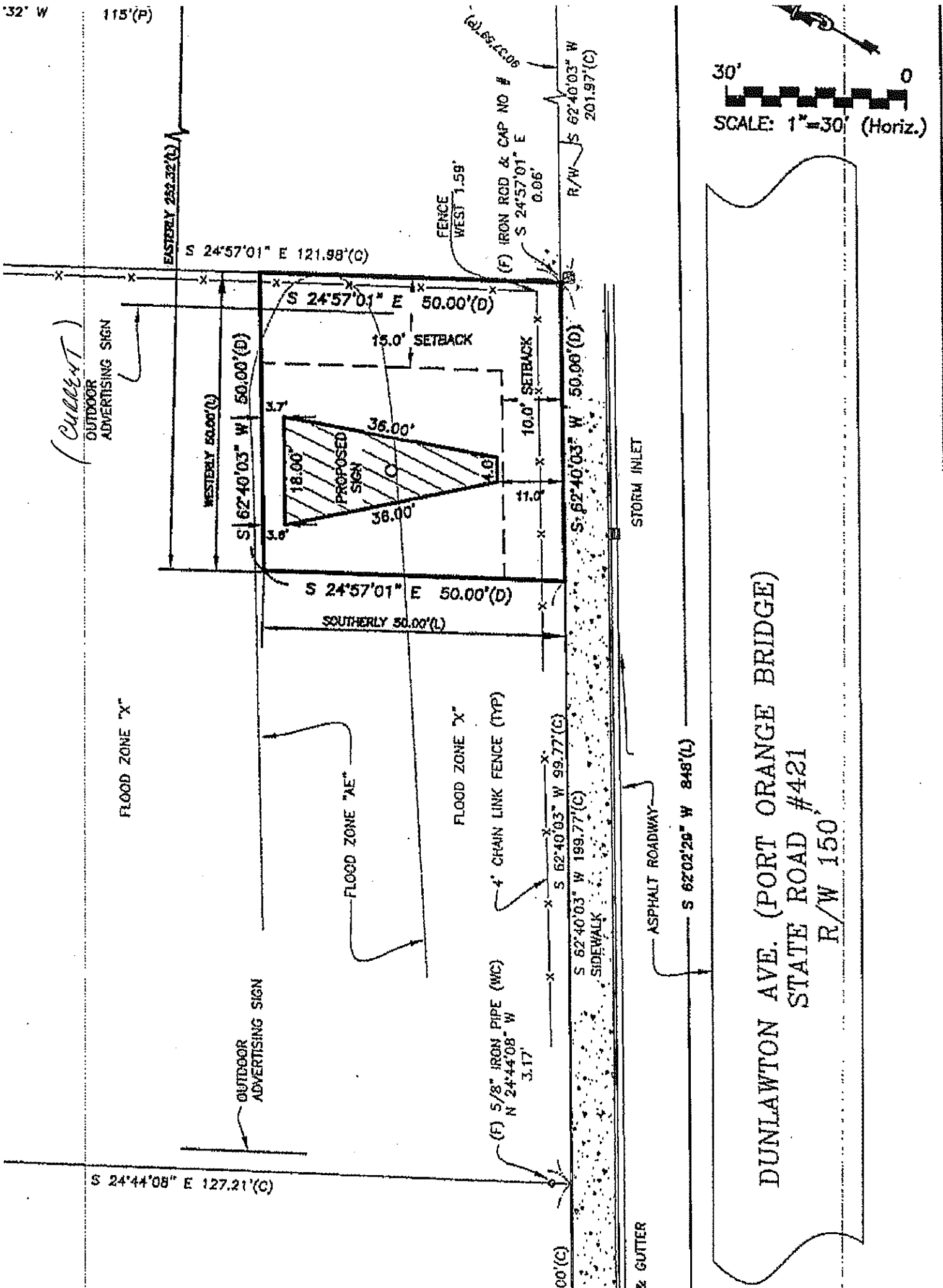
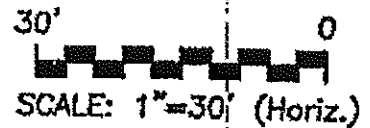
TYPE OF SURVEY: BOUNDARY
PROJECT # 070112-A
SCALE 1" = 30'
DATE OF FIELD SURVEY: N/A
DATE OF DRAWING: JULY 10, 2009
PARTY CHIEF: N/A
DRAWN BY: JJ

THE SURVEY MAP AND REPORT IS NEITHER FULL AND COMPLETE WITHOUT THE OTHER

THE SIGNATURE & SEAL CAN BE FOUND ON THE "REPORT" SHEET 2 OF 2.

THE SURVEY MAP & REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

32' W 115'(P)



Section 21: Community commercial (CC) district.

(a) *Purpose and intent.* The community commercial (CC) district is intended to provide for community scale businesses that customarily require freestanding buildings on individual sites.

(b) *Permitted uses.*

- (1) Adult/vocational education.
- (2) Antennas.
- (3) Appliance/electronic repair shops.
- (4) Banks.
- (5) Business services.
- (6) Clubs, lodges, and fraternal organizations.
- (7) Camouflaged and monopole communication towers.
- (8) Convenience stores with or without fuel operations.
- (9) Financial services.
- (10) Fleet-based services.
- (11) Funeral homes.
- (12) Furniture and appliance stores.
- (13) Health/exercise clubs.
- (14) Motor vehicle service stations.
- (15) Offices.
- (16) Office supplies.
- (17) Personal services.
- (18) Restaurants.
- (19) Retail home building materials.
- (20) Retail nurseries and garden supplies.
- (21) Retail sales and services.
- (22) Veterinary clinics.

(bb) *Permitted uses with special development requirements (chapter 18, section 4).*

- (1) Athletic/sports facilities (subsection 2).
- (2) Child care centers (subsection 4).
- (3) Theaters (subsection 17).

(c) *Special exception uses (chapter 18, section 3).*

- (1) Bars, lounges, and night clubs (subsection 3).
- (2) Fortune tellers, astrologers, and palm readers (subsection 6).
- (3) Game/recreation facilities (subsection 7).
- (4) Guyed and lattice communication towers.
- (5) Marina, recreational (subsection 9.6).
- (6) Mini-warehouses (subsection 10).
- (7) Motor vehicle and boat storage facilities (subsection 12).

(d) *Project access.* Any CC district development shall have direct access to any arterial or major collector road, as designated in the functional classification system in the comprehensive plan.

(Ord. No. 1995-45, §§ 34--36, 12-19-95; Ord. No. 1997-23, §§ 23, 24, 4-29-97; Ord. No. 1998-69, §§ 29, 30, 10-20-98; Ord. No. 2000-53, § 5, 2-20-01)

59 E Dunlawton
Port Orange FL 32127

Building Sketch

