

PROFESSIONAL BUILDING FOR SALE OR LEASE

3911 S. Nova Road
Port Orange, Florida 32127

Property Summary

Property: 3911 S. Nova Road
Parcel No: 6316-00-00-0023
Status: For Sale or For Lease
Size: 4,880 SF on 1.23+/- Acres

Price: **For Sale \$475,000**
For Lease \$10.00 NNN
Estimated CAM, Real Estate Taxes & Insurance \$4.00 per SF

Zoning: PO 'Professional Office'

Year Built: 1978

Population (est.):	<u>1 MILE</u> 9,461	<u>3 MILES</u> 54,586	<u>5 MILES</u> 99,678
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Average HHI (est.):	<u>1 MILE</u> \$44,867	<u>3 MILES</u> \$53,764	<u>5 MILES</u> \$57,459
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Traffic Count: 25,000 vehicles per day - Nova Road

- Property Highlights:
- Freestanding Medical/Professional Building
 - Thirteen Exam Rooms, Four Offices, Two Nurse's Stations, Two Labs, Breakroom, Waiting Room, and Procedure Room
 - Potential to be divided into three individual office units
 - 35 Parking Space plus 2 Handicap Spaces
 - Near Halifax Health Medical Center Port Orange and Dunlawton Business Corridor
 - Just south of Dunlawton Avenue
 - Oversized site with potential room for adding an additional building along Nova Road
 - Possible conversion to Assisted Living Facility (ALF)



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

PICTURES

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