

Commercial Real Estate FL

PROFESSIONAL BUILDING FOR SALE OR LEASE

3911 S. Nova Road Port Orange, Florida 32127

Property Summary

Property:3911 S. Nova RoadParcel No:6316-00-0023

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
 1 MILE
 3 MILES
 5 MILES

 (est.):
 9,461
 54,586
 99,678

Average HHI <u>1 MILE</u> <u>3 MILES</u> <u>5 MILES</u> (est.): \$44,867 \$53,764 \$57,459

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)

Rock Solid in Commercial Real Estate

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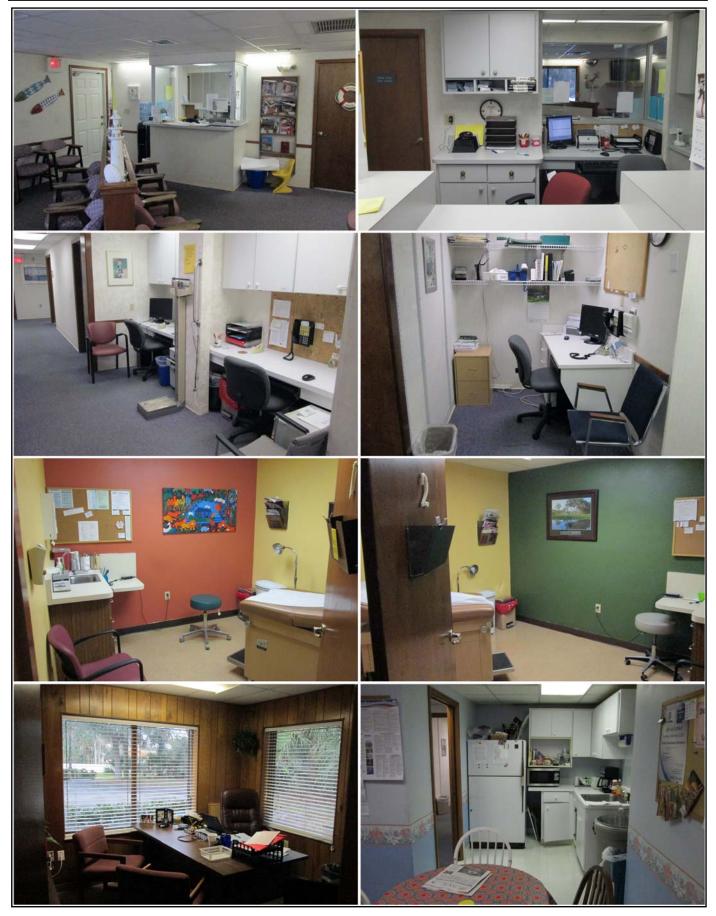
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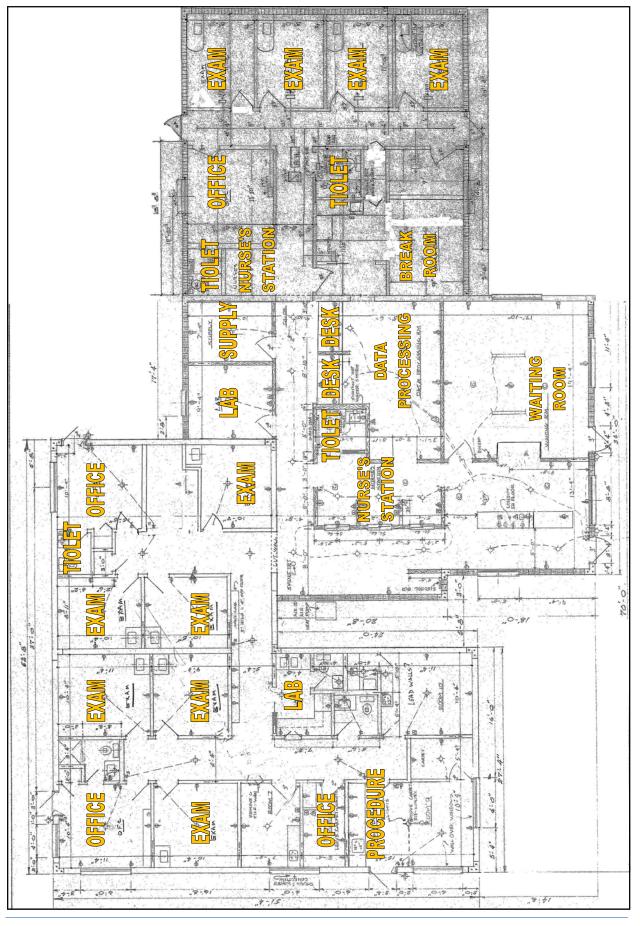




PICTURES



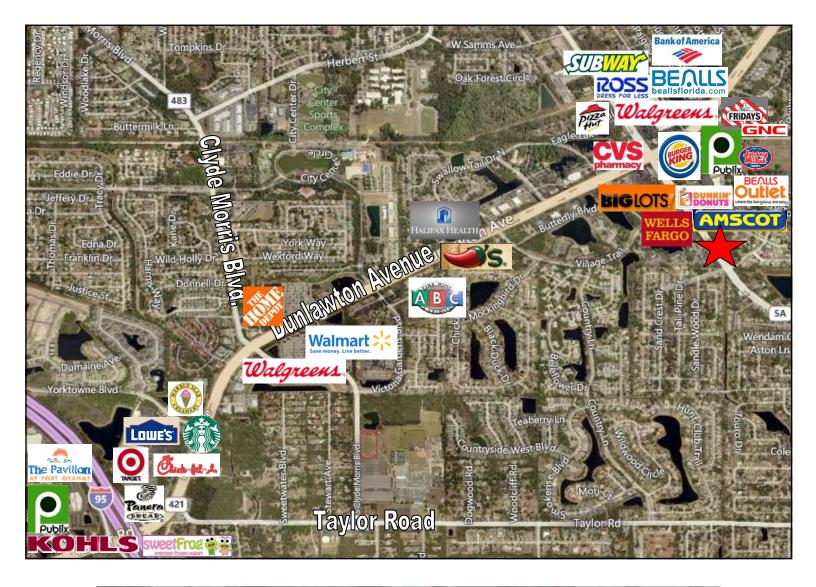
R O C K S O L I D I N C O M M E R C I A L R E A L E S T A T E Information contained herein is believed to be accurate, but not guaranteed and may change without notice. FLOOR PLAN



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