

Commercial **Real Estate FL** 

## **REDEVELOPMENT OPPORTUNITY!** BUILDING & BUSINESSES FOR SALE **RESTAURANT, DAY CARE & CONVENIENCE STORE**

3657 S. Nova Road Port Orange, Florida 32129

### **Property Summary**

Property:	3657 S. Nova Road		
Parcel No:	6337-01-17-0031		
Status:	For Sale		
Size:	14,515 SF - Building 1 940 SF - Building 2 1.23+/- Acres		Ne
Price:	\$950,000		
Year Built:	1973 & 1983		
Zoning:	HC 'Highway Commercial'		
Population (est):	<u>1 MILE</u> 8,564	<u>3 MILES</u> 66,580	<u>5 MILES</u> 104,290
Average HHI (est.):	<u>1 MILES</u> \$46,752	<u>3 MILES</u> \$49,489	<u>5 MILES</u> \$53,119
Traffic Count:	26,000 vehicles per day - Nova Road		



- Possible Redevelopment Opportunity
- Over 35 years in the same location
- Lit corner location at busy Nova Road and Herbert Street intersection

- Established businesses; Booth's Bowery Restaurant & Lounge, Uncle Tim's Old Town General Store, and a Pre-School & Learning Center
- Tremendous opportunity for a family to acquire and work together or run one business and lease the others
- Financials available to qualified buyer and confidentiality agreement
- Potential assumption of \$550,000 first mortgage
- Rear 940 SF Building included

### Rock Solid in Commercial Real Estate

John W. Trost, PA, CCIM (386) 253-8565 Ext.115 Office (386) 295-5723 Mobile JTROST@CCIM.NET

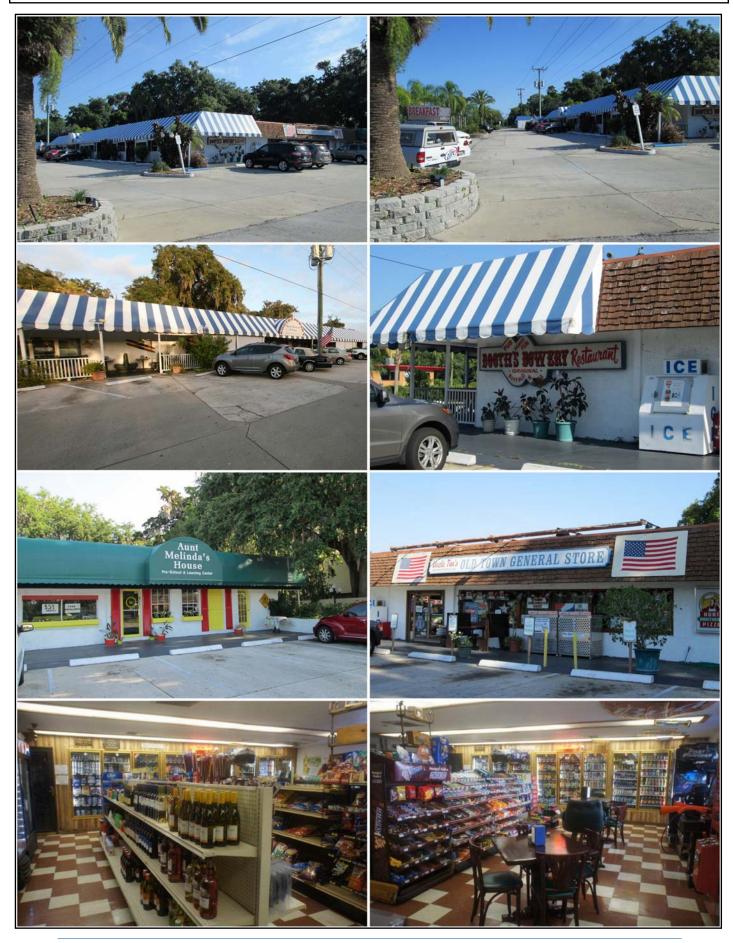
#### www.JohnTrost.com

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



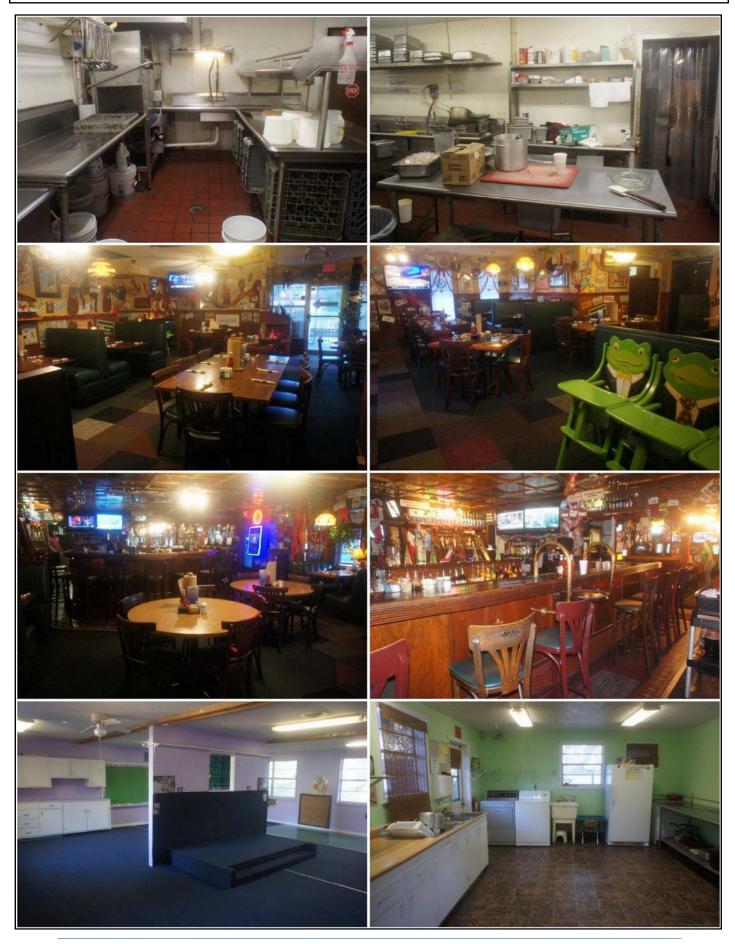


# PICTURES



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.

## PICTURES



ROCK SOLIDIIN COMBER ACTIAL REAL ESTATE Information contained herein is believed to be accurate, but not guaranteed and may change without notice. ©2012 BRER Affiliates Inc. An independently owned and operated broker member of BRER Affiliates Inc. Prudential, the Prudential logo, and the Rock symbol are service marks of Prudential Financial, Inc. and its related entities, registered in many jurisdictions worldwide. Used under license with no other affiliation with Prudential.





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