



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

Price: **\$950,000**

Year Built: 1973 & 1983

Zoning: HC 'Highway Commercial'

Population	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
(est):	8,564	66,580	104,290

Average HHI	<u>1 MILES</u>	<u>3 MILES</u>	<u>5 MILES</u>
(est.):	\$46,752	\$49,489	\$53,119

Traffic Count: 26,000 vehicles per day - Nova Road

Property Highlights:

- 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

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# PICTURES

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