

# Office Building – Offering Memorandum

336 N Woodland Boulevard, Deland, FL 32720



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## Executive Summary



PHOTO OF ACTUAL BUILDING



### EXCLUSIVELY LISTED BY:

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# Professional Office Building

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## Executive Summary

### OFFICE BUILDING

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Deland, FL 32720



### PROPERTY SPECIFICATIONS

<b>Property Type:</b>	Professional Office Building
<b>Structure:</b>	Free Standing
<b>Building Size:</b>	4,668 SF
<b>Land:</b>	26,800 SF
<b>Year Built/Renovated:</b>	1965/1991
<b>Zoning:</b>	C-2A

### PRICE OVERVIEW

<b>Sale Price:</b>	\$439,000.00
<b>Price per SF:</b>	\$94.04 PSF

### INVESTMENT/LOCATION HIGHLIGHTS

- Property ideal for various office use
- Property could be multi-tenant
- Located on the North end of downtown Deland
- Directly across from Stetson University
- Located in the heart of the business and government district
- Walking distance from Volusia County Courthouse
- Fronts US HWY 17-92 with easy access to I-4
- 16,300 +/- VPD at site
- Pop. In excess of 86,845 within 15 min drive time of site
- Avg. household income \$54,350 within 15 min drive time of site

Vacant Office Highlights  
Deland, FL

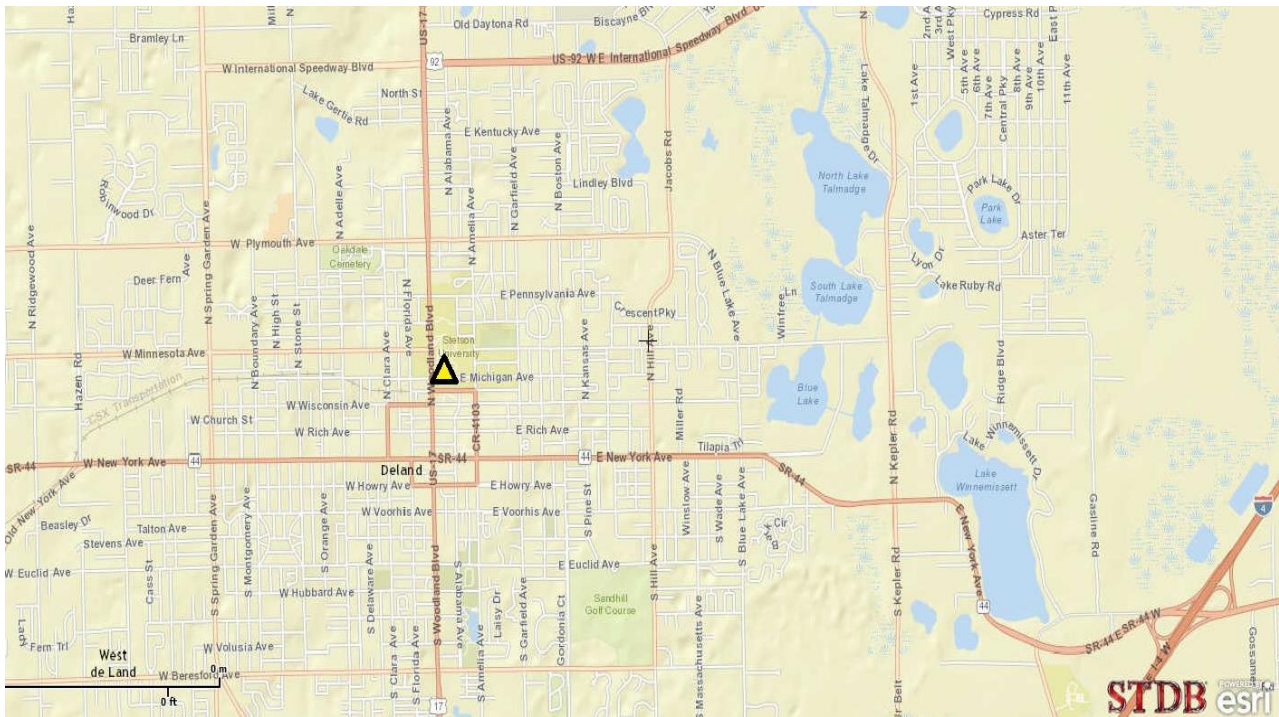
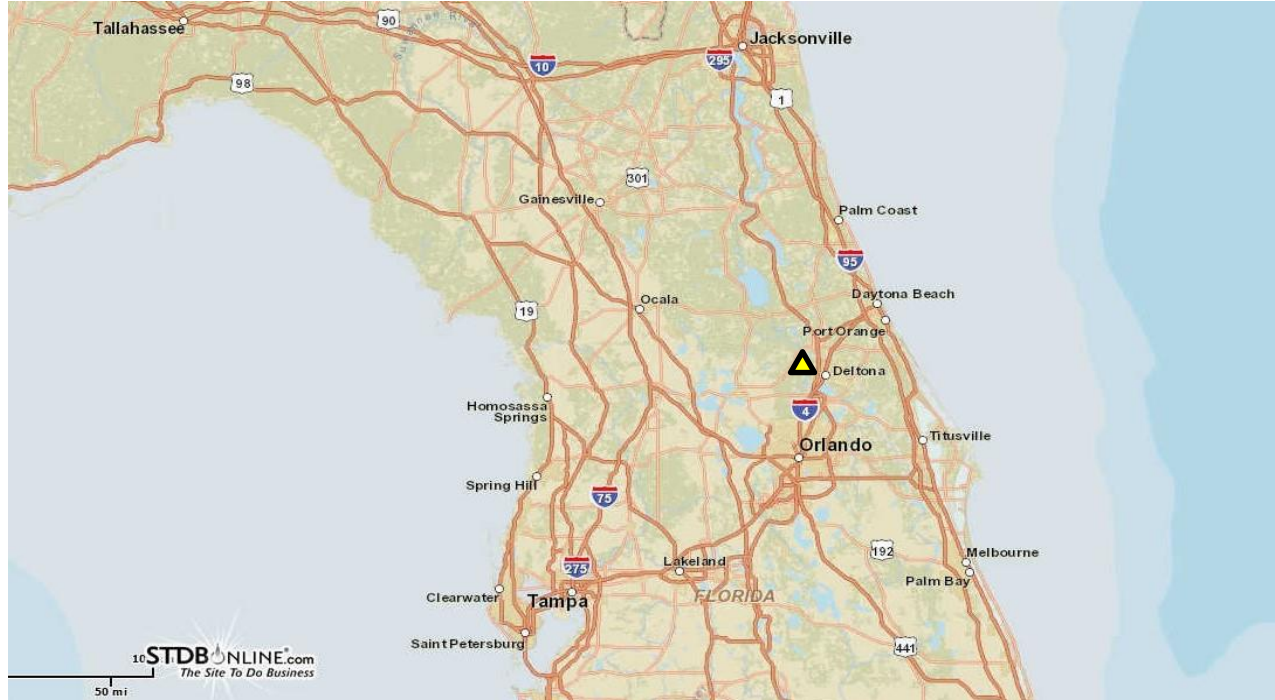
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## AREA MAPS



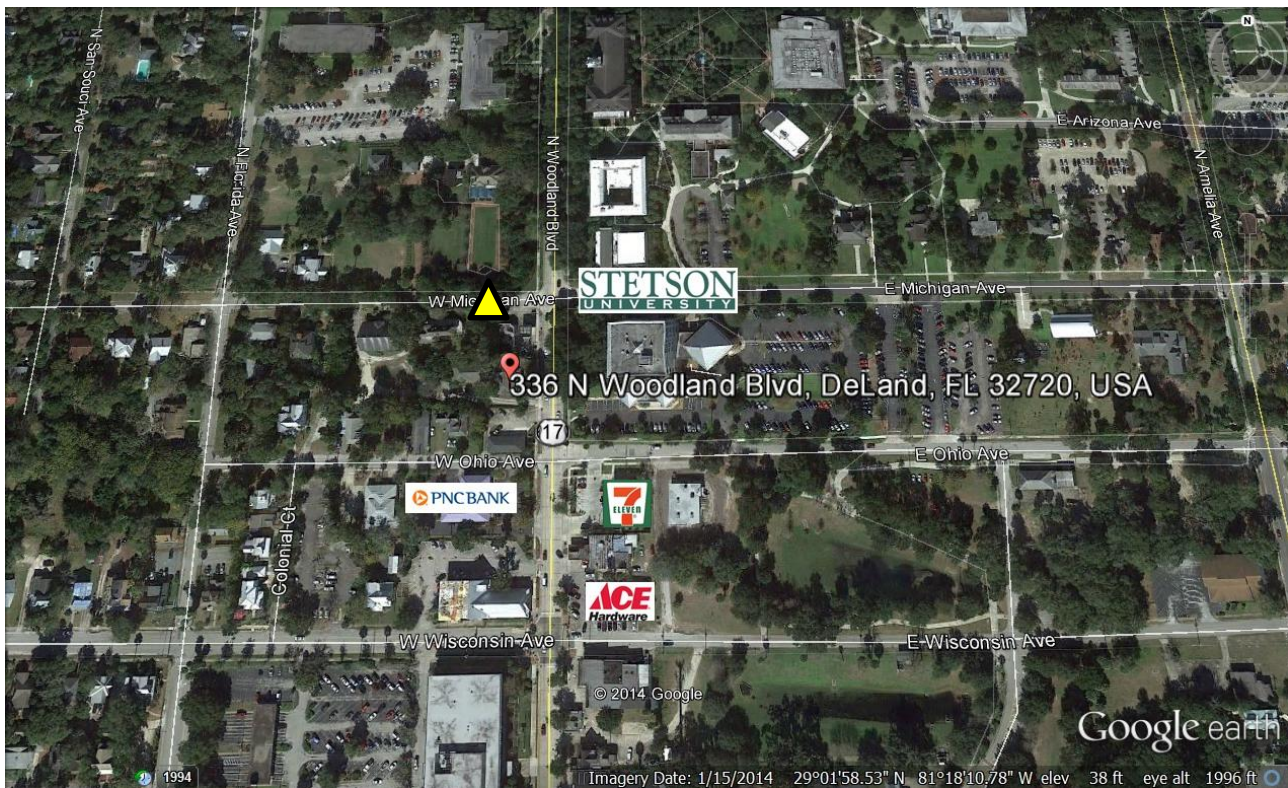
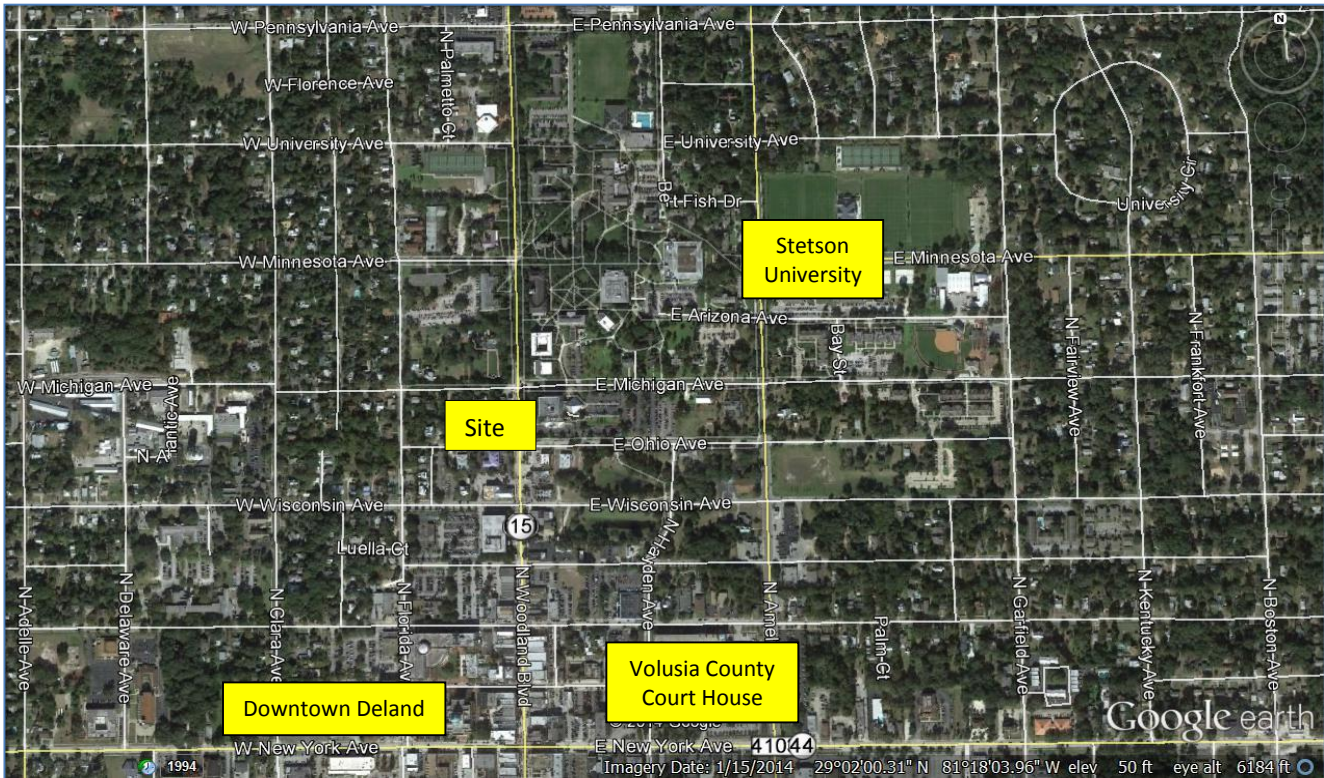
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## AERIALS



# Professional Office Building

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## EXTERIOR PHOTOS OF BUILDING

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## VIEW FROM PROPERTY SIDEWALK

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Looking North on Woodland Blvd



Looking South on Woodland Blvd





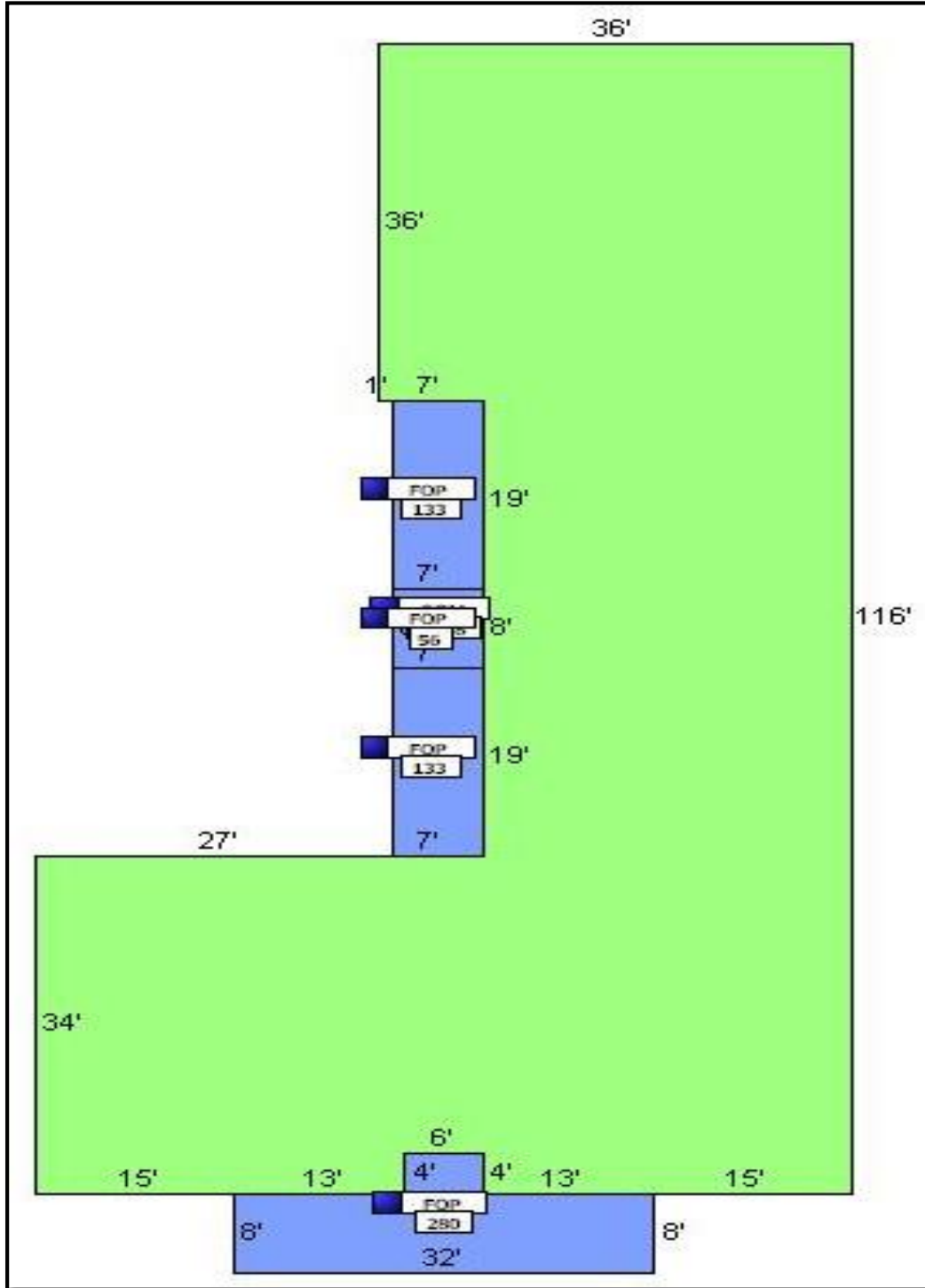
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## BUILDING SKETCH





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## CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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