



FOR SALE | INDUSTRIAL

WAREHOUSE CONDO 5,000 SF PLUS MEZZANINE

301 Division Avenue, Suite 30, Ormond Beach, FL 32174



SALE OVERVIEW

SALE PRICE: \$295,000

BUILDING SIZE: 6,880 SF

PARCEL NO: 4241-38-00-0230

YEAR BUILT: 2001

ZONING: I-1 'Light Industrial'

PROPERTY DESCRIPTION

Warehouse Condo - light manufacturing, storage, flex office.
5,000 SF plus 1,400 SF steel engineered and railed mezzanine.
Two 480 SF offices, first and second floor, with central air and heat.
Full bathroom down stairs with shower in office and half bath in warehouse.
Clear ceiling height 20 feet.
Well lit, ceiling fans and sky lights.
Easy drive-through with two 16' x 16' electric overhead doors on each end of unit.
Condo fees \$551.00 per month [\$1.32 per SF].
Adjacent 5,000 SF available for up to 10,000 SF of space.

LOCATION OVERVIEW

A few blocks south of Granada Boulevard and just three blocks west of Ridgewood Avenue.



JOHN W. TROST, CCIM

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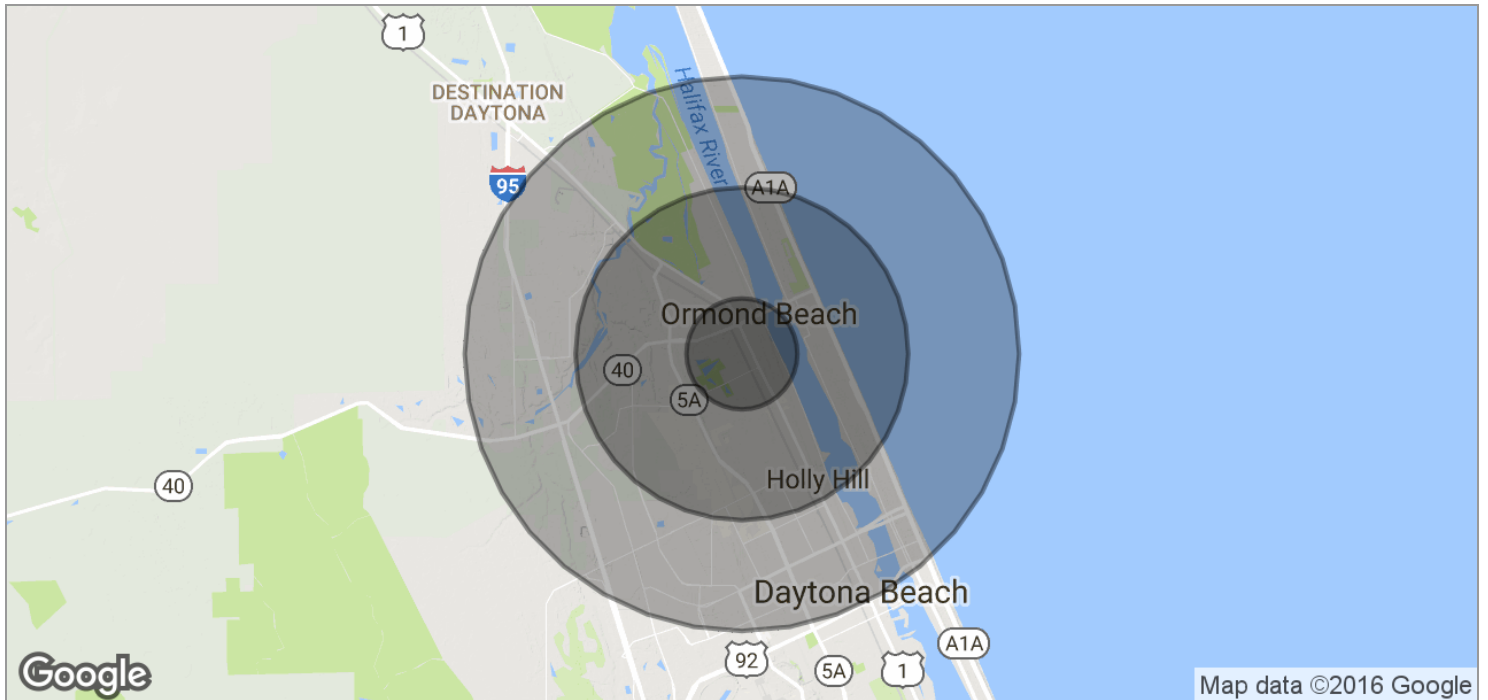
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,397	46,312	89,115
MEDIAN AGE	45.5	46.8	44.5
MEDIAN AGE (MALE)	43.5	44.6	42.7
MEDIAN AGE (FEMALE)	46.7	48.5	45.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,624	20,407	38,808
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$49,233	\$55,522	\$52,479
AVERAGE HOUSE VALUE	\$190,694	\$188,296	\$192,194



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