



FOR SALE | OFFICE CONDO

LAKEFRONT OFFICE CONDO FOR SALE

900 N. Swallowtail Drive, Unit E-105, Port Orange, FL 32129



SALE OVERVIEW

SALE PRICE:	*\$265,000
CONDO FEES:	\$1,091.75 Per Quarter
BUILDING SIZE:	1,653 SF
YEAR BUILT:	2002
PARCEL NO:	6309-36-00-1050
ZONING:	PCD 'Planned Commercial Development'

PROPERTY DESCRIPTION

Move-in ready Lakefront Office Condo in Arman Medical Center. Plumbed for medical offices. Five office/exam rooms, reception, lobby, breakroom, and bathroom. Tile floors in traffic areas. Medical and Professional use in the center. Centrally located in Port Orange. Walking Distance to Halifax Health Medical Center Port Orange. Located just north of Dunlawton Avenue and west of Nova Road. Adjacent to Wawa and CVS at Dunlawton Avenue and Nova Road. Easy Access to Interstate 95 and Beaches. Plenty of parking.

LOCATION OVERVIEW

Located just north of Dunlawton Avenue and west of Nova Road directly behind Wawa.

*Subject to final approval by the City Council.



JOHN W. TROST, CCIM
Principal | Senior Advisor
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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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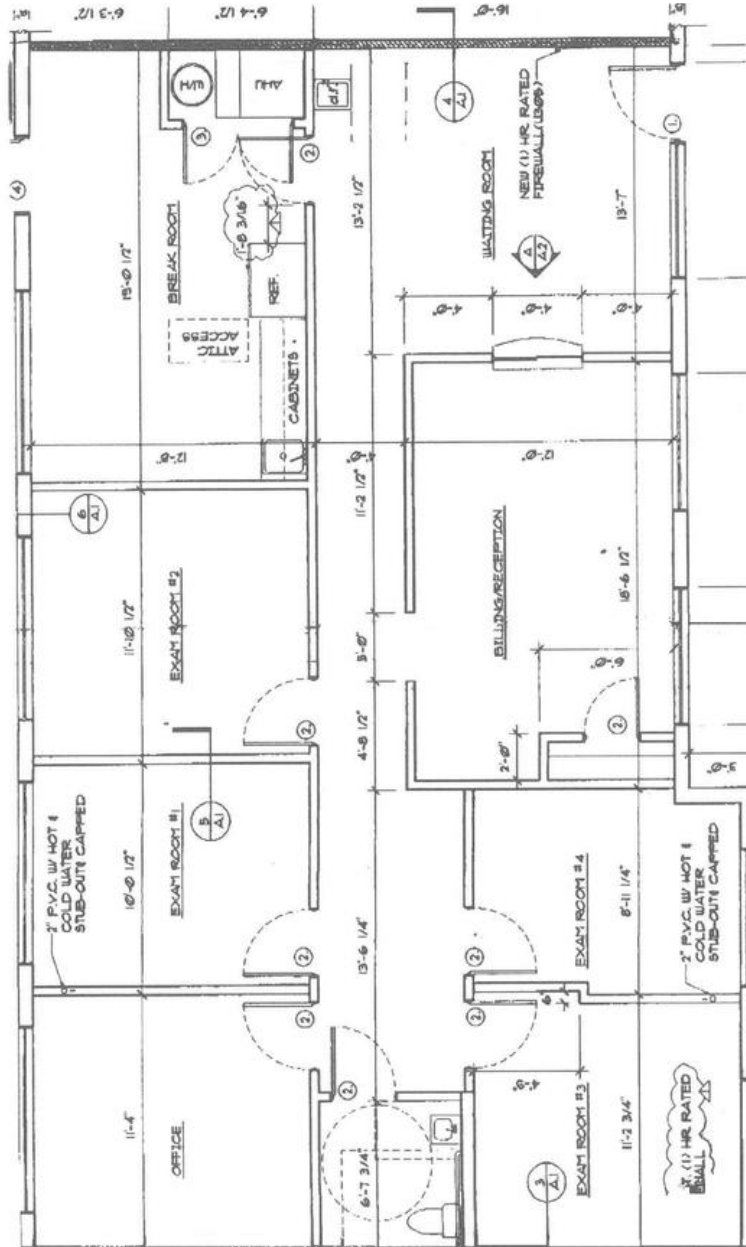


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Floor Plan



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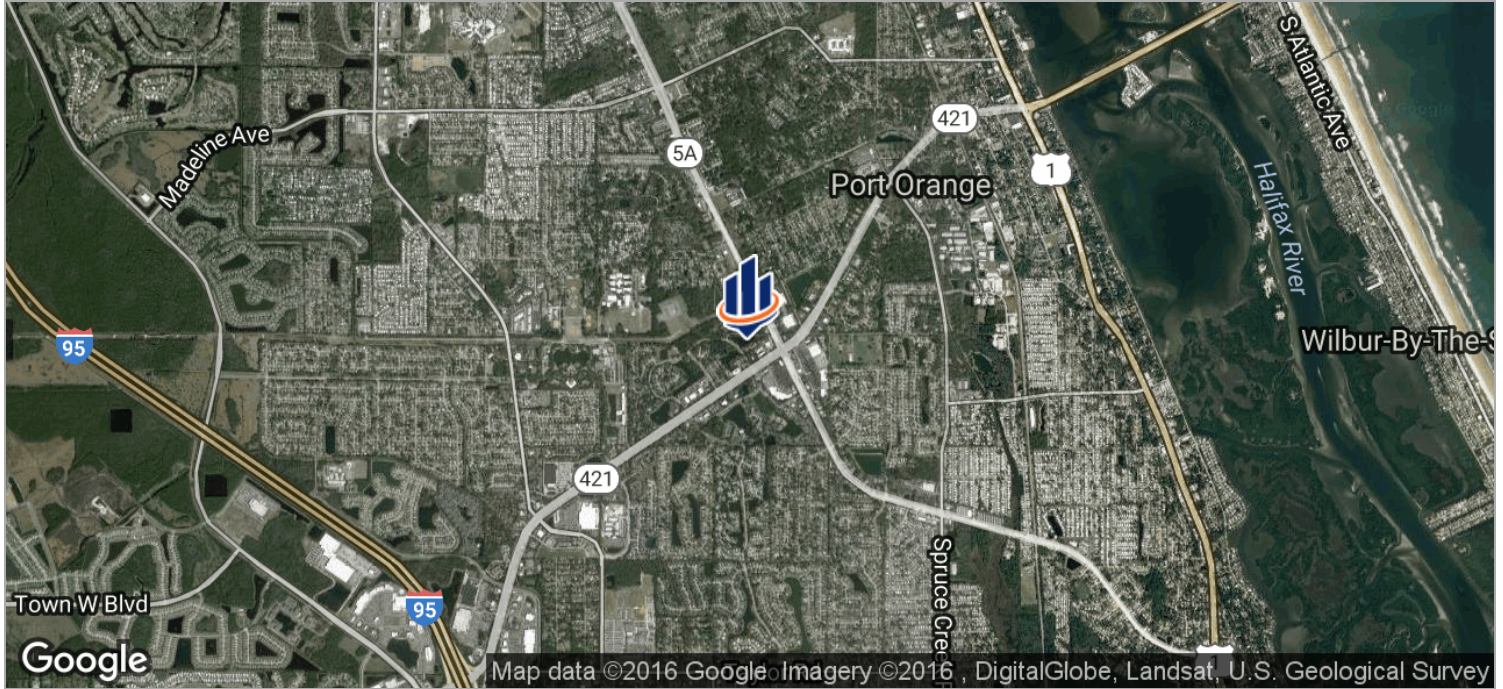
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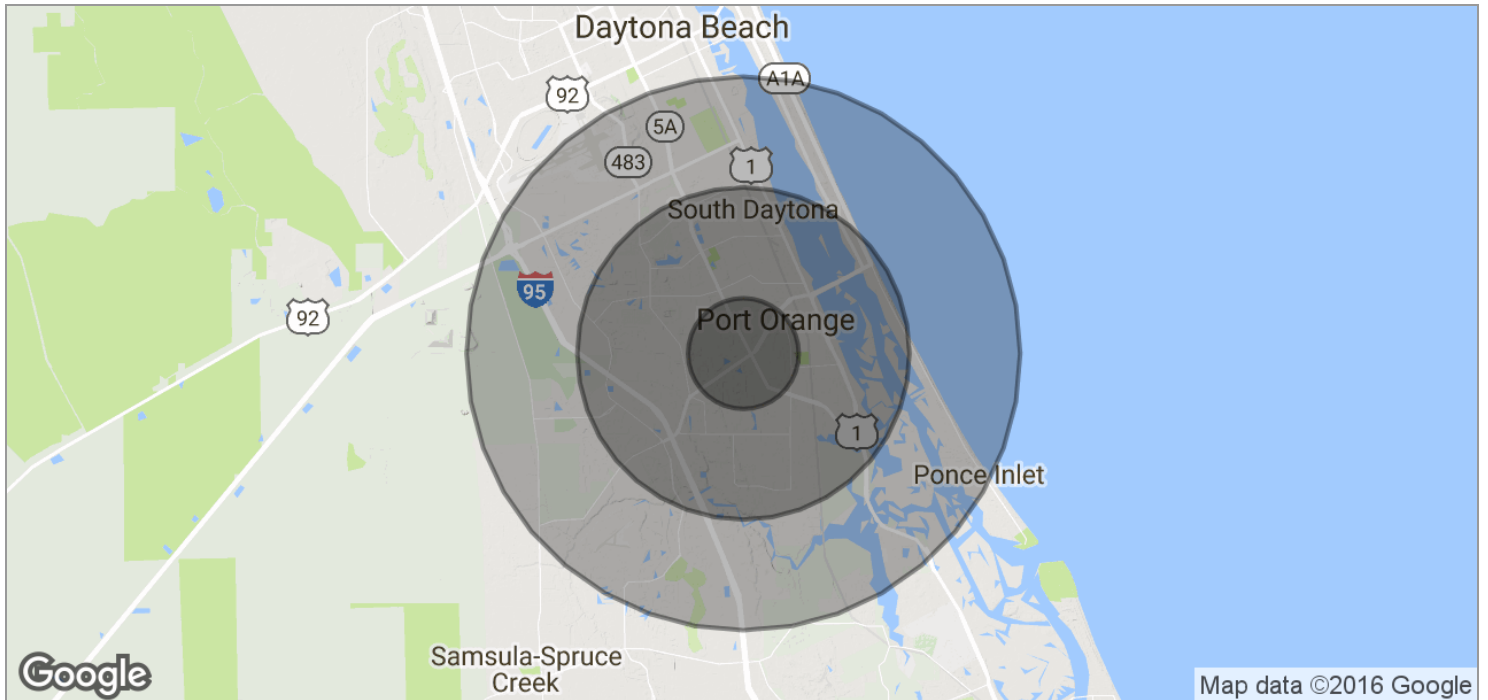
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,636	59,696	107,685
MEDIAN AGE	46.6	47.5	46.6
MEDIAN AGE (MALE)	41.1	44.2	44.4
MEDIAN AGE (FEMALE)	49.5	49.6	48.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,696	26,297	46,704
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$49,437	\$52,550	\$56,123
AVERAGE HOUSE VALUE	\$171,086	\$236,398	\$249,112



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