



FOR SALE | OFFICE

MEDICAL ARTS BUILDING OFFICE CONDO

196 Vining Court, Ormond Beach, FL 32176



SALE OVERVIEW

SALE PRICE:	\$159,500 [\$107.55 Per SF]
CONDO FEES:	\$700 Per Quarter
AVAILABLE SF:	1,483 SF
YEAR BUILT:	1966
PARCEL NO:	4214-32-00-0040
ZONING:	B-4 'Central Business'

PROPERTY DESCRIPTION

1,483 SF Office Condo For Sale.
Great Beachside Office location.
One block to Granada Boulevard and Beach.
Current layout for Day Spa, Medical, Chiropractor, Office, or Professional Services.
Very well maintained unit with a waiting room, reception, five exam rooms with sinks, two bathrooms, and breakroom with washer and dryer hookup.
Low maintenance brick exterior.
Freestanding sign.
Ready for Immediate Occupancy.

LOCATION OVERVIEW

Located one block south of Granada Boulevard and one block west of Atlantic Avenue.



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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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Additional Photos



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[Additional Photos](#)



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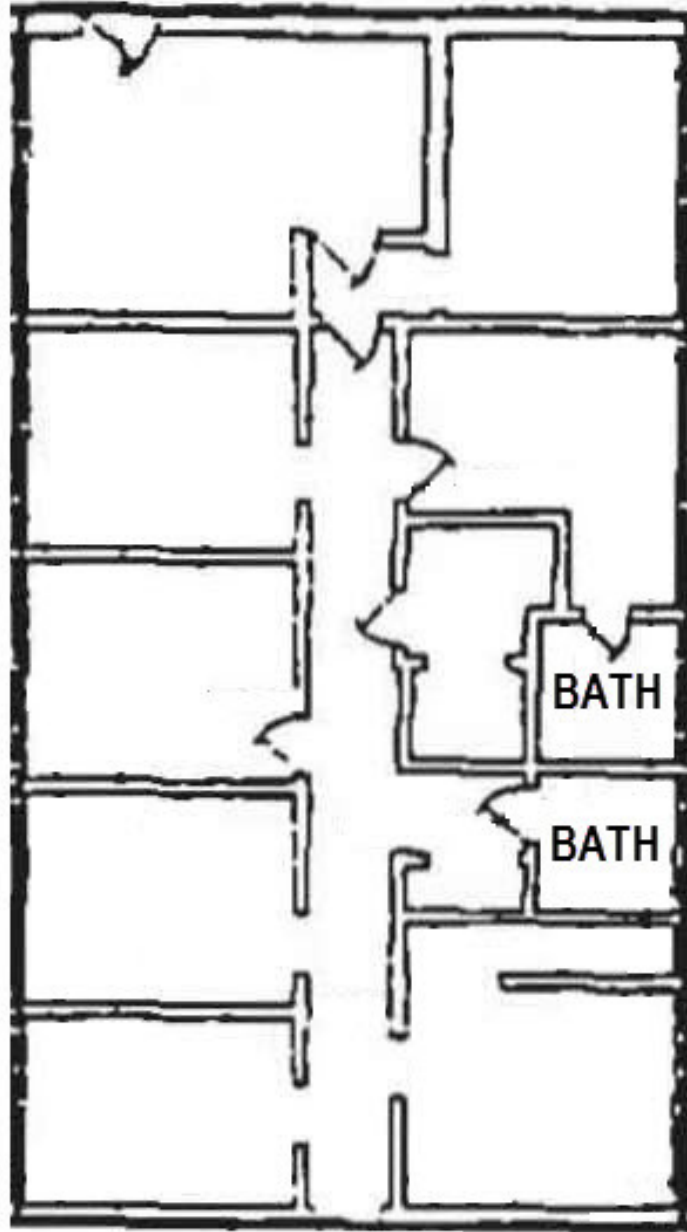


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Floor Plan



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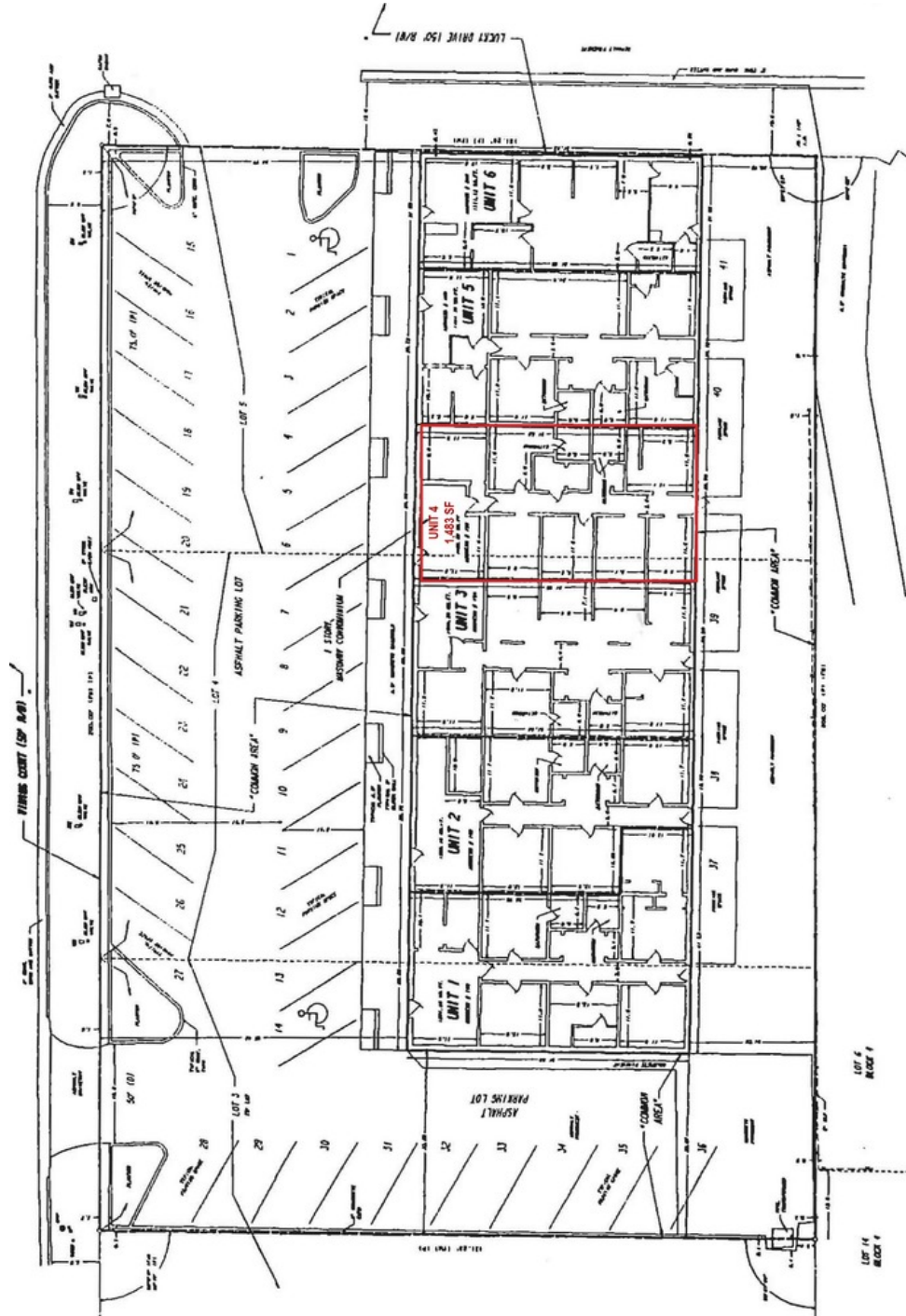


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Site Plan



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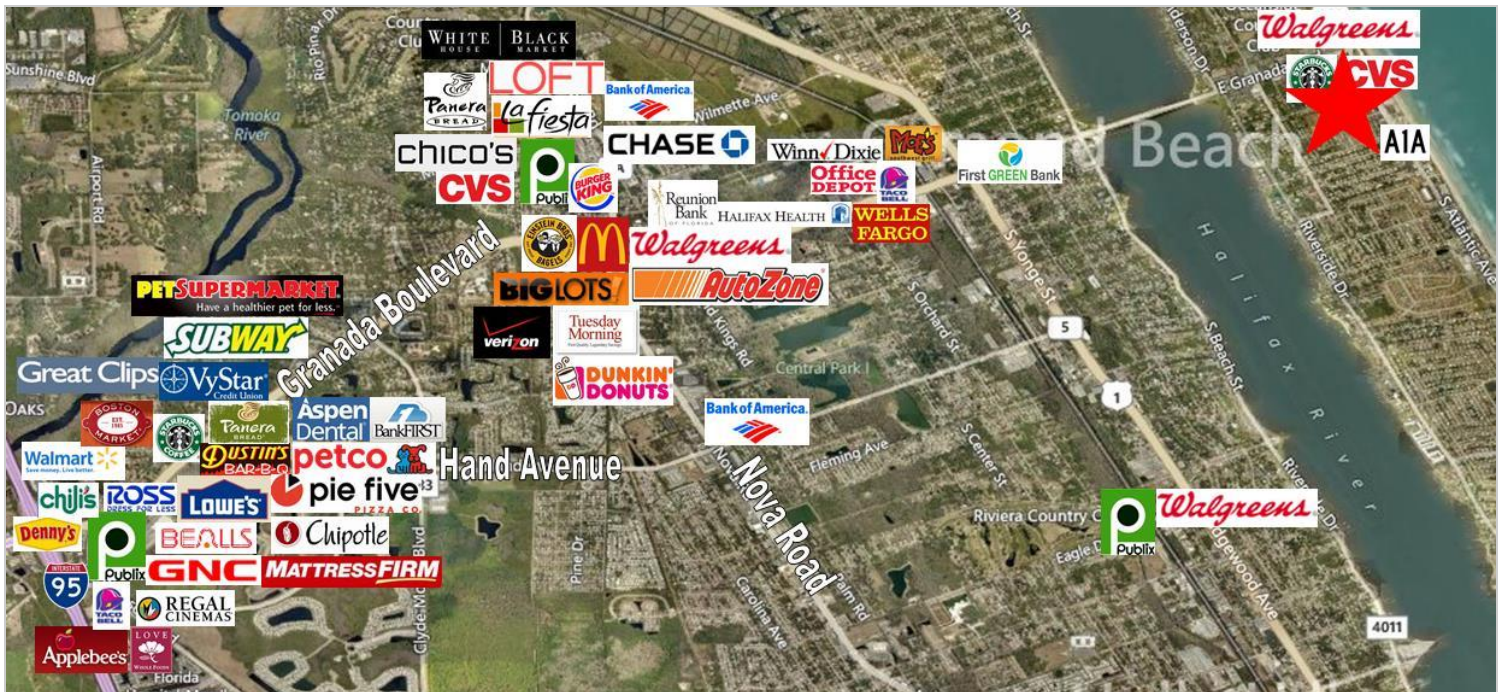


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Location Maps



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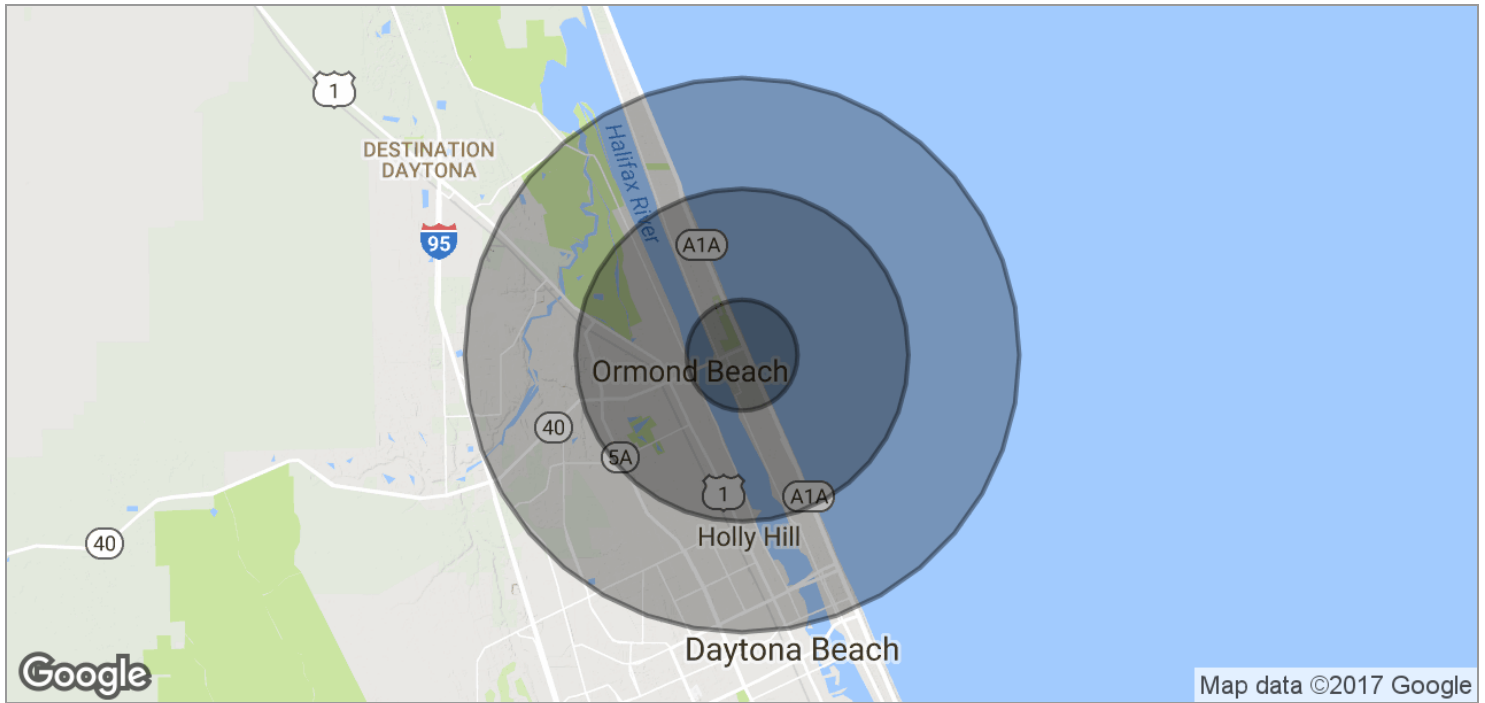


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,064	32,423	79,750
MEDIAN AGE	48.8	47.2	46.4
MEDIAN AGE (MALE)	47.2	45.3	44.4
MEDIAN AGE (FEMALE)	50.7	49.1	47.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,358	12,086	32,309
# OF PERSONS PER HH	2.2	2.3	2.2
AVERAGE HH INCOME	\$87,522	\$64,064	\$56,848
AVERAGE HOUSE VALUE		\$184,052	\$190,733



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