



FOR SALE | OFFICE

MEDICAL ARTS BUILDING OFFICE CONDO

198 Vining Court, Ormond Beach, FL 32176



SALE OVERVIEW

SALE PRICE:	\$159,500 [\$107.48 Per SF]
CONDO FEES:	\$700 Per Quarter
AVAILABLE SF:	1,484 SF
YEAR BUILT:	1966
PARCEL NO:	4214-32-00-0050
ZONING:	B-4 'Central Business'

PROPERTY DESCRIPTION

1,484 SF Office Condo For Sale.
Great Beachside Office location.
One block to Granada Boulevard and Beach.
Formerly operated as a dental office.
Very well maintained unit with a waiting room, reception, office, three exam rooms with sinks, two bathrooms, and breakroom.
Low maintenance brick exterior.
Freestanding sign.
Ready for Immediate Occupancy.
Equipment may be negotiable.
Condo Fees \$700 per quarter.

LOCATION OVERVIEW

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



JOHN W. TROST, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com
FL #BK-0160420

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR SALE | OFFICE

MEDICAL ARTS BUILDING OFFICE CONDO

198 Vining Court, Ormond Beach, FL 32176

[Additional Photos](#)



JOHN W. TROST, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com
FL #BK-0160420

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR SALE | OFFICE

MEDICAL ARTS BUILDING OFFICE CONDO

198 Vining Court, Ormond Beach, FL 32176

Additional Photos



JOHN W. TROST, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com
FL #BK-0160420

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnalliance.com

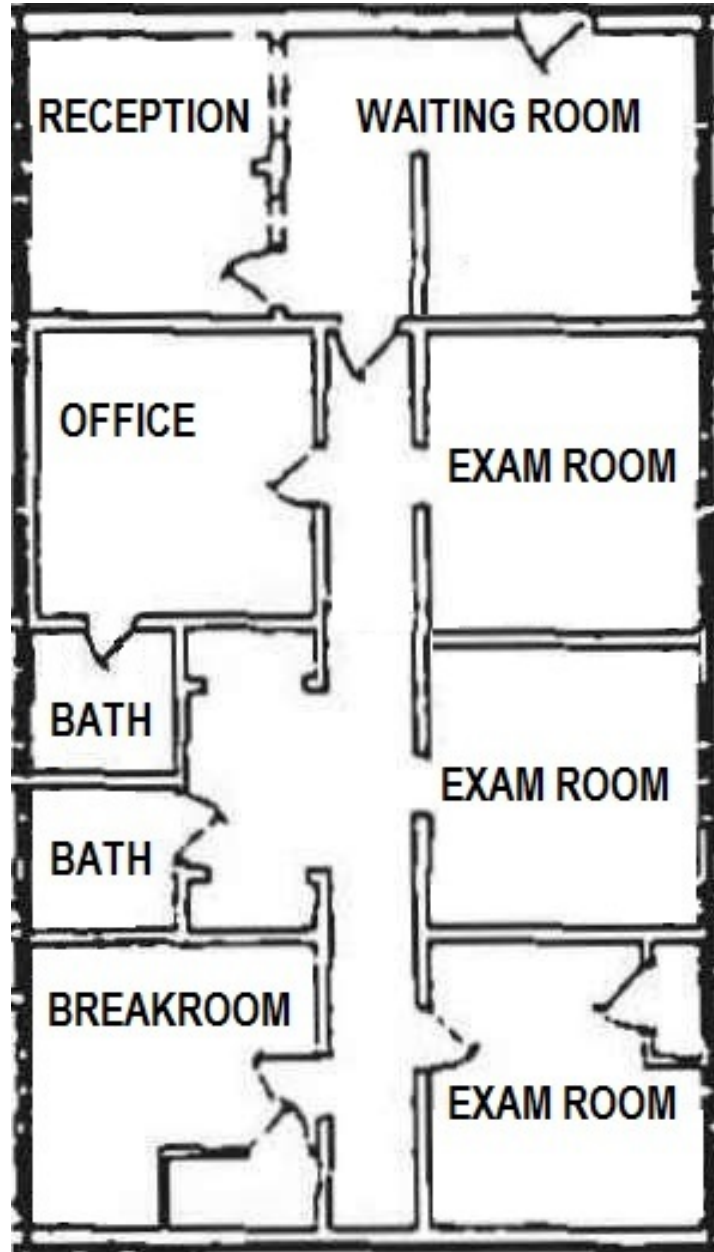


FOR SALE | OFFICE

MEDICAL ARTS BUILDING OFFICE CONDO

198 Vining Court, Ormond Beach, FL 32176

Floor Plan



JOHN W. TROST, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com
FL #BK-0160420

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

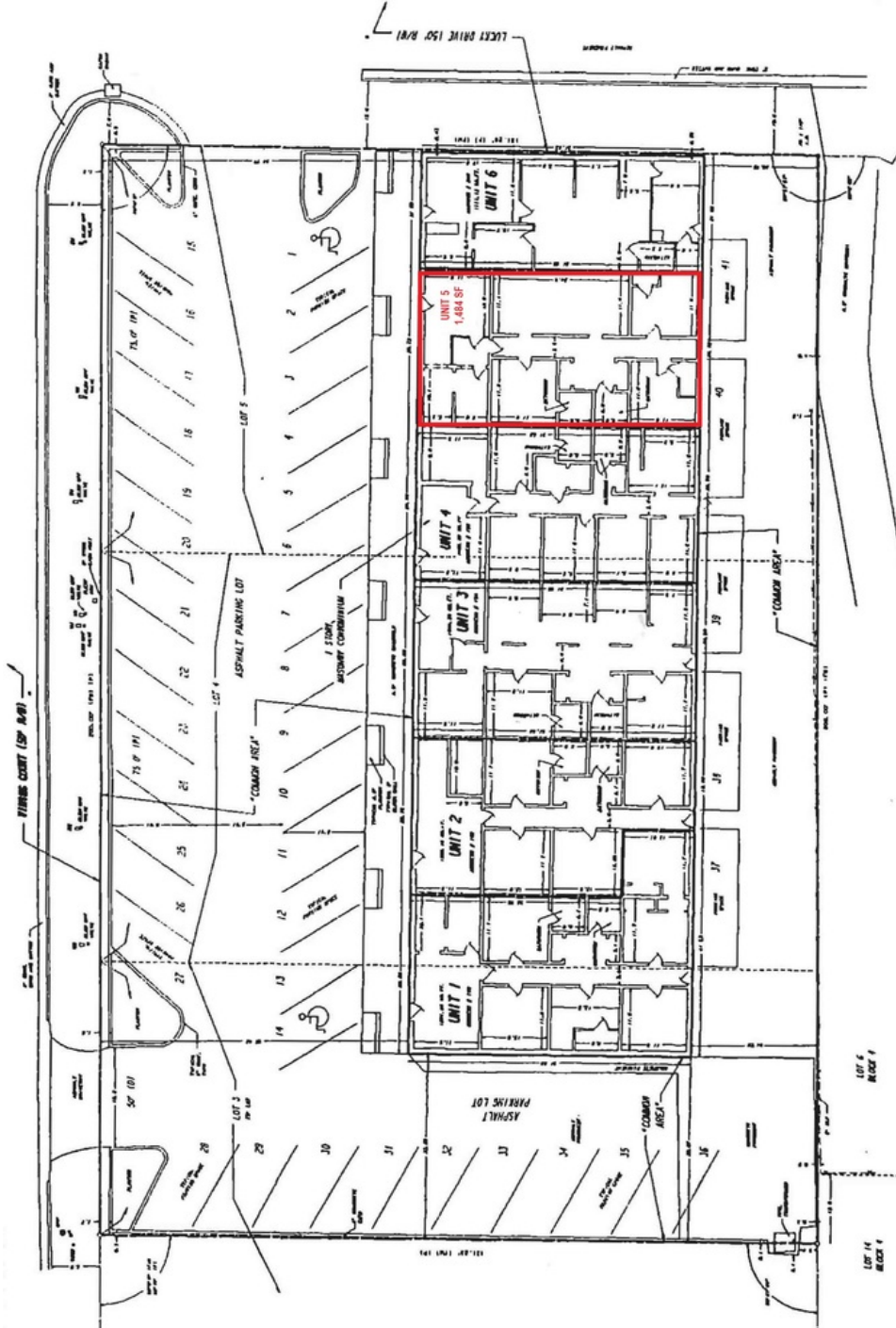


FOR SALE | OFFICE

MEDICAL ARTS BUILDING OFFICE CONDO

198 Vining Court, Ormond Beach, FL 32176

Site Plan



JOHN W. TROST, CCIM
 Principal | Senior Advisor
 386.301.4581
 john.trost@svn.com
 FL #BK-0160420

All SVN® Offices Independently Owned & Operated.
 The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnalliance.com

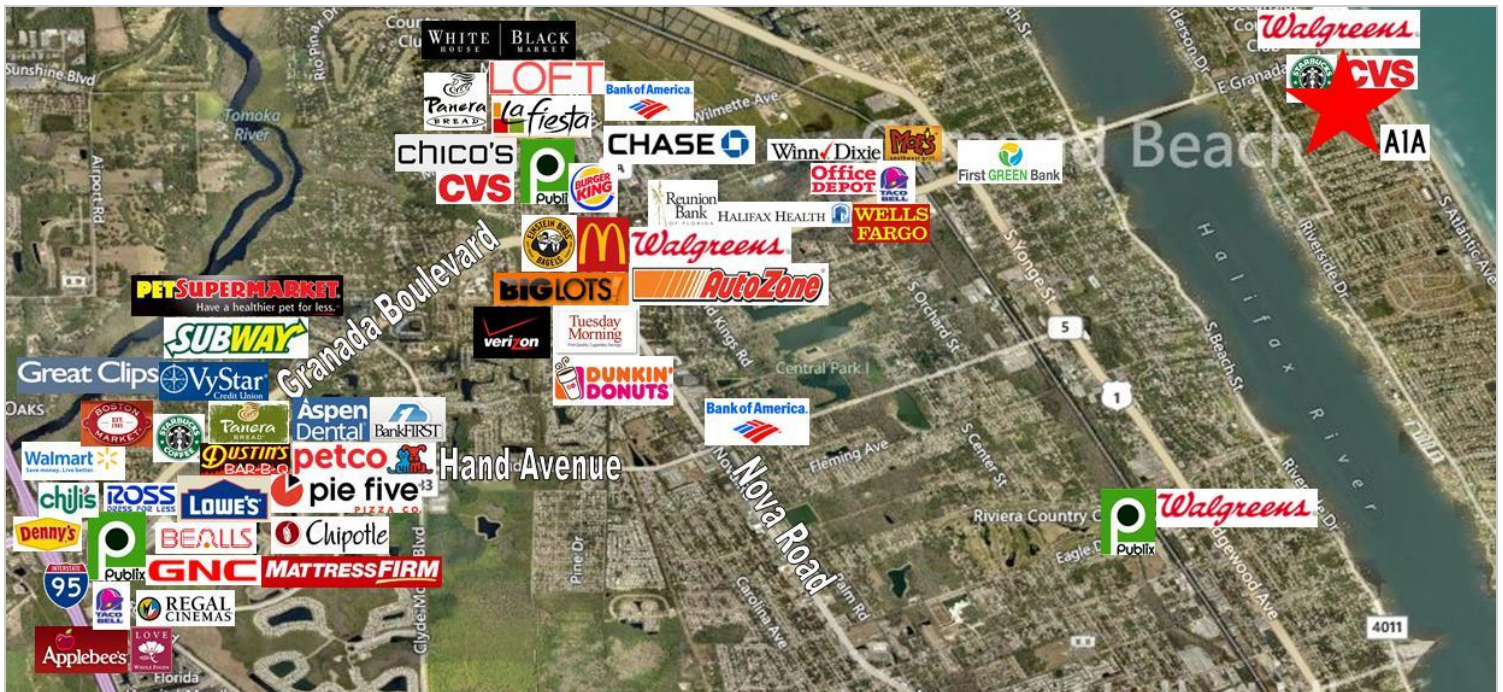


FOR SALE | OFFICE

MEDICAL ARTS BUILDING OFFICE CONDO

198 Vining Court, Ormond Beach, FL 32176

Location Maps



JOHN W. TROST, CCIM
 Principal | Senior Advisor
 386.301.4581
 john.trost@svn.com
 FL #BK-0160420

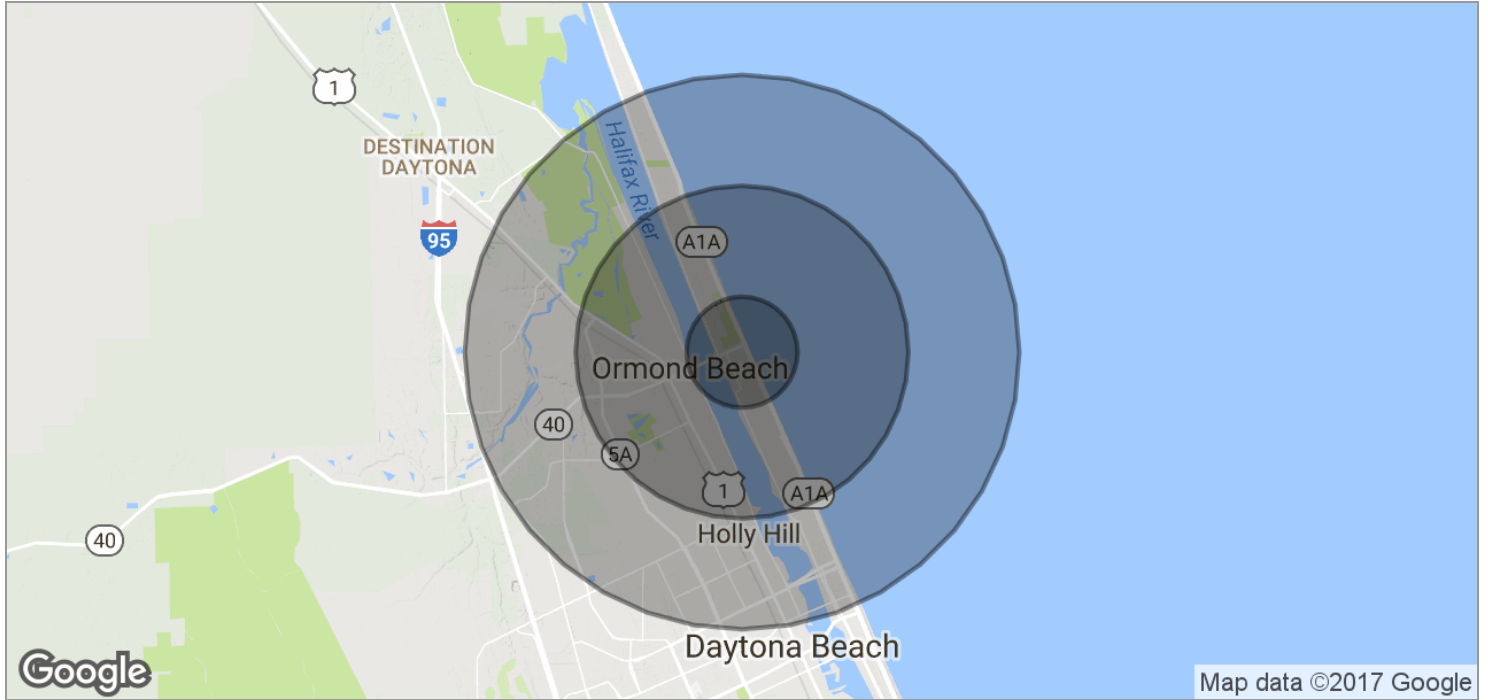
All SVN® Offices Independently Owned & Operated.
 The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



MEDICAL ARTS BUILDING OFFICE CONDO

198 Vining Court, Ormond Beach, FL 32176

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,008	27,240	72,414
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	\$87,714	\$61,776	\$54,222
AVERAGE HOUSE VALUE		\$184,052	\$190,733



JOHN W. TROST, CCIM
 Principal | Senior Advisor
 386.301.4581
 john.trost@svn.com
 FL #BK-0160420

All SVN® Offices Independently Owned & Operated.
 The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.