



FOR SALE | SPECIAL PURPOSE

INVESTMENT PROPERTY FOR SALE

362 Hand Avenue, Ormond Beach, FL 32174



SALE OVERVIEW

SALE PRICE: \$550,000

LOT SIZE: 1.19+/- Acres

BUILDING SIZE: 5,650 SF

YEAR BUILT: 1965 & 1980

PARCEL NO: A Portion Of
4242-08-02-0010

ZONING: B-5 Service
Commercial

PROPERTY DESCRIPTION

10% Cap Rate.
Great cash flow.
Gross income \$70,020 in 2017.
Projected gross income for 2018 is \$72,120.
Expenses in 2017:
Real Estate Taxes \$7,201.50.
Property Insurance \$4,000.
Lawn Maintenance \$4,000.
Site: 239+/- front feet on Coolidge Avenue, 217+/- feet of depth.
5,650 SF building leased to Kid City Day Care.
Great level site with mature trees.

LOCATION OVERVIEW

Located at the northwest corner of Hand Avenue and Coolidge Avenue one block west of US Highway 1 and one mile to Nova Road.



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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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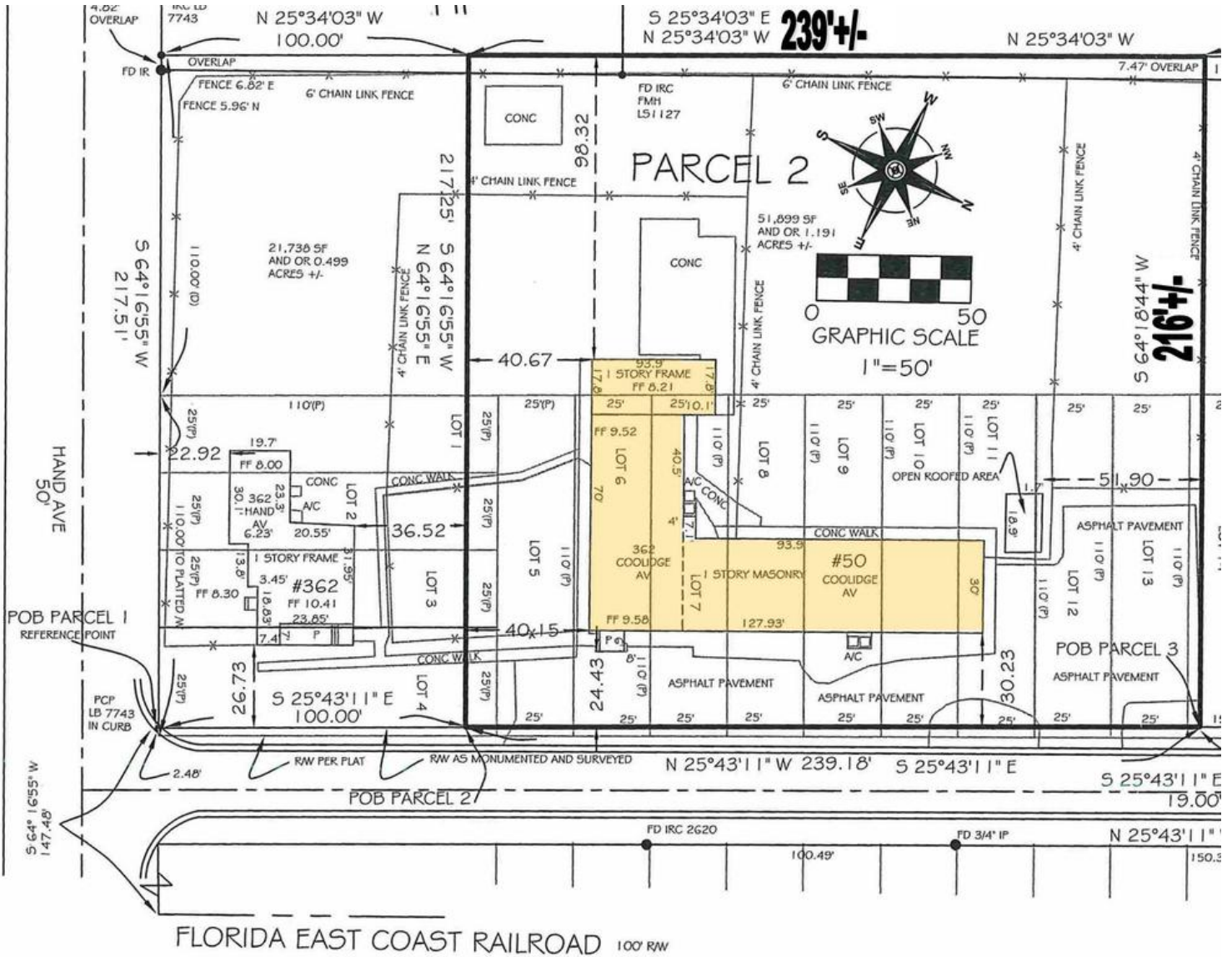


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Survey



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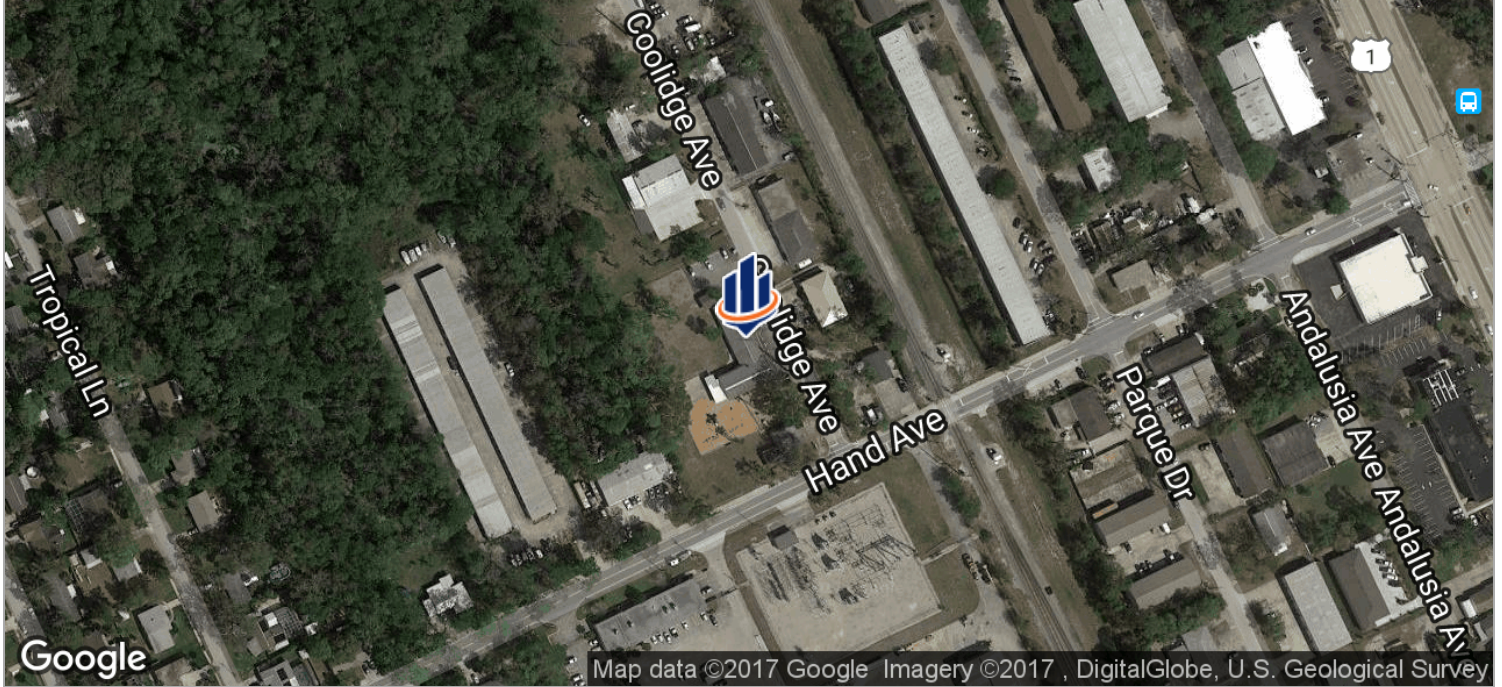


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Location Maps



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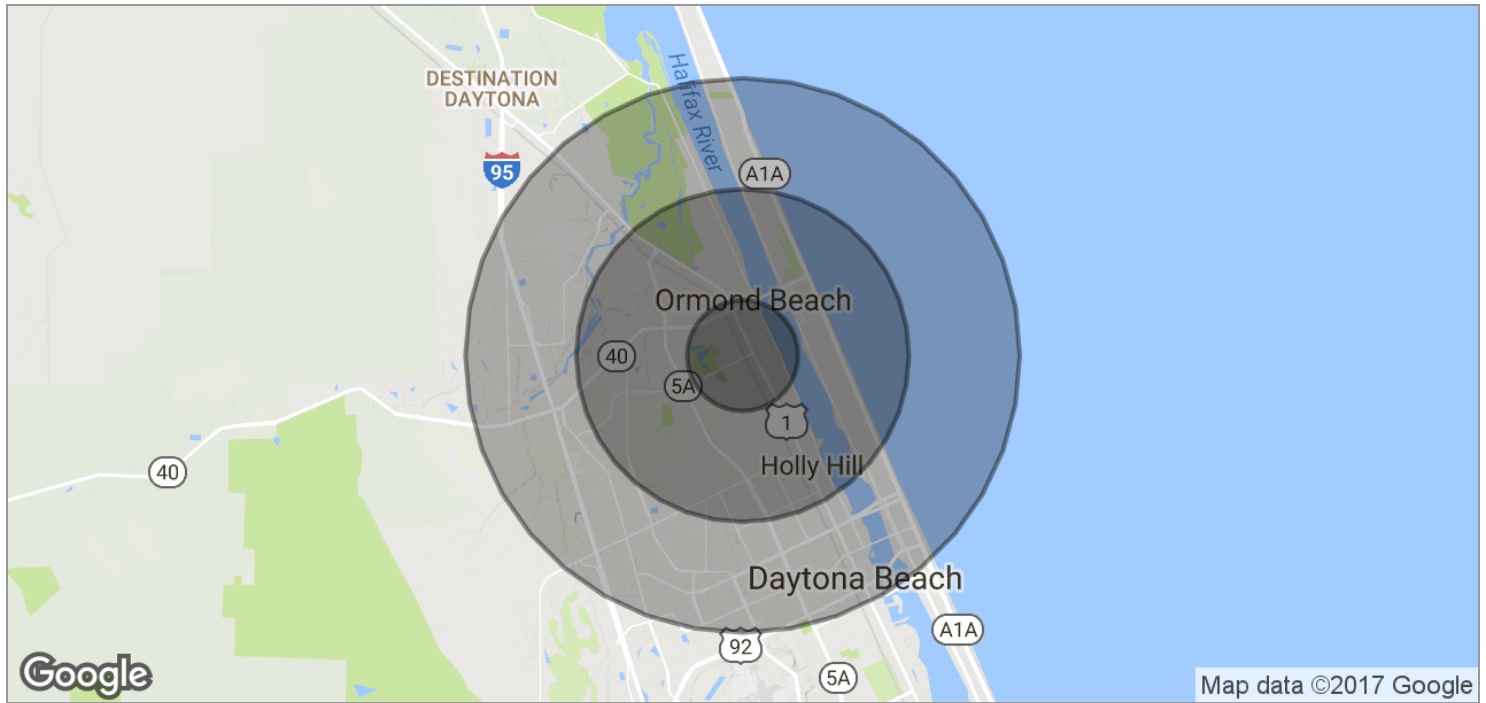


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,734	54,448	100,972
MEDIAN AGE	45.1	46.4	43.8
MEDIAN AGE (MALE)	42.9	44.0	42.2
MEDIAN AGE (FEMALE)	46.5	48.1	45.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,782	21,109	39,686
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$55,724	\$60,184	\$57,674
AVERAGE HOUSE VALUE	\$182,525	\$184,250	\$193,270



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