



FOR SALE | OFFICE

FREESTANDING OFFICE BUILDING FOR SALE

333 S. Yonge Street, Ormond Beach, FL 32174



SALE OVERVIEW

SALE PRICE: \$179,500

LOT SIZE: 0.58+/- Acres

BUILDING SIZE: 1,662 SF

YEAR BUILT: 1955

PARCEL NO:
4242-10-05-0270
4242-10-05-0250
4242-10-05-0240
4242-07-02-0030

TRAFFIC COUNT: 22,000 AADT

ZONING: B-4 Central Business

PROPERTY DESCRIPTION

1,662 SF Freestanding Office Building For Sale. Reception area, three large offices, one restroom, and large storage area. New roof May 2017. Central HVAC. Four parcels - L-shaped with 164+/- front feet on Yonge Street and 80+/- front feet on Bostrom Lane, 230+/- feet deep. Room for expansion. Great visibility for your business. Excellent location for Insurance Office, Real Estate, CPA, Financial Planner, Attorney, etc. Zoning Conditional Use includes Child Care Facility.

LOCATION OVERVIEW

Located on the east side of Yonge Street, 0.6 miles south of Granada Boulevard just south of the light at Division Street.



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Photos



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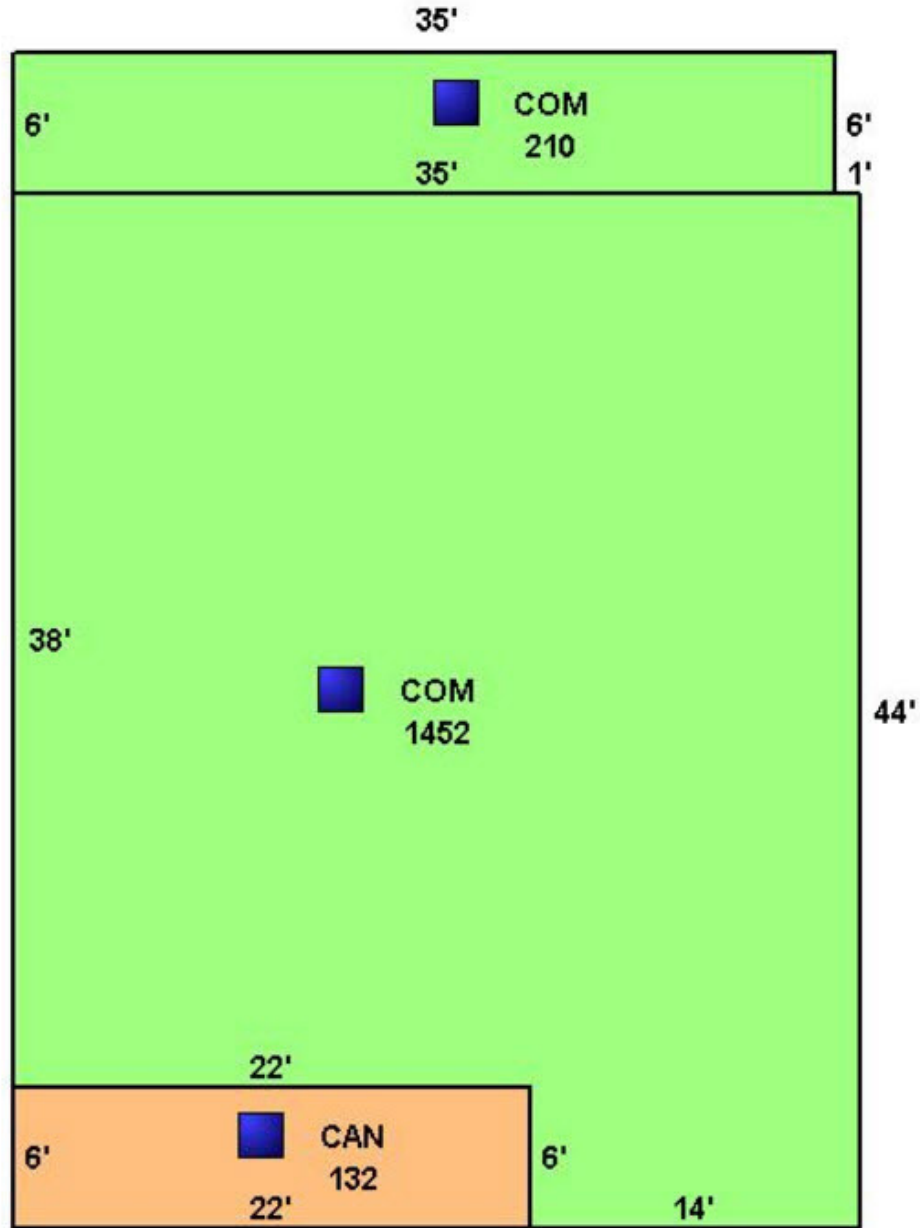


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Building Sketch



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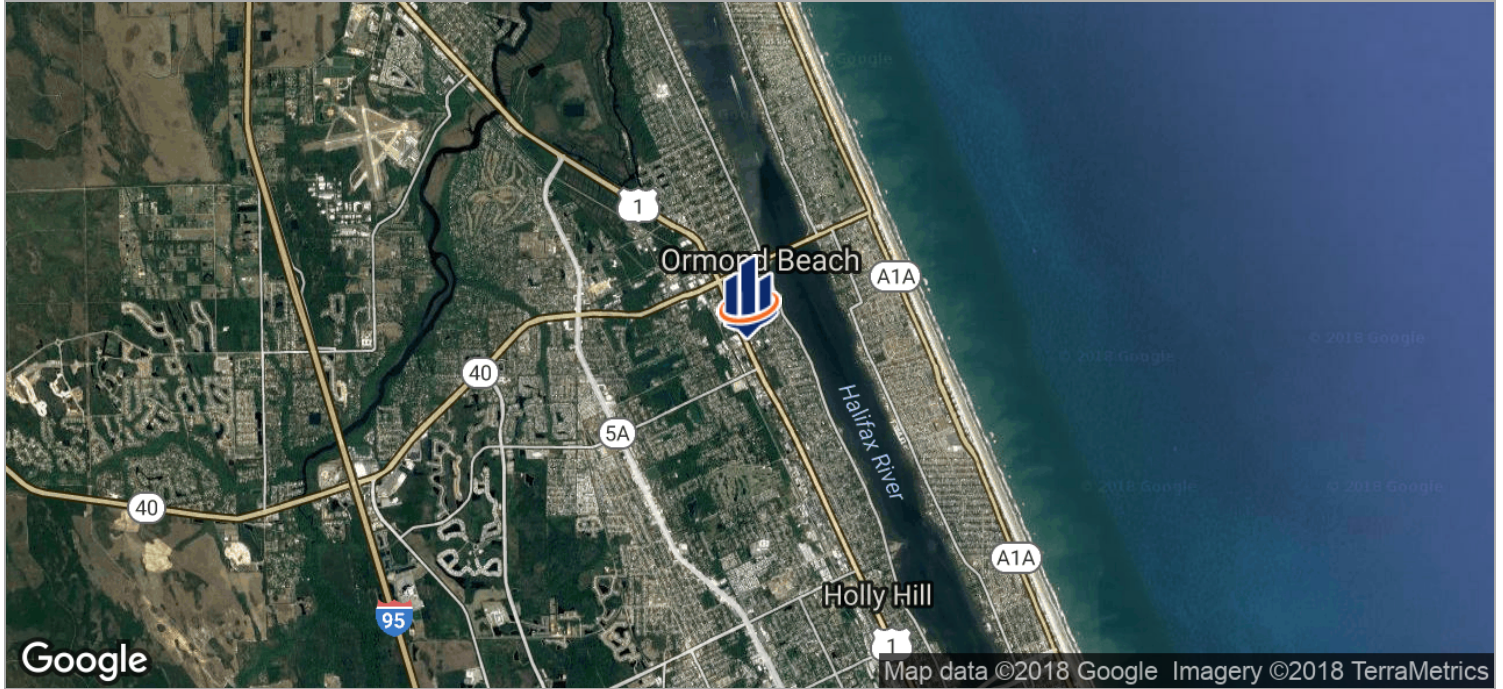


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Location Maps



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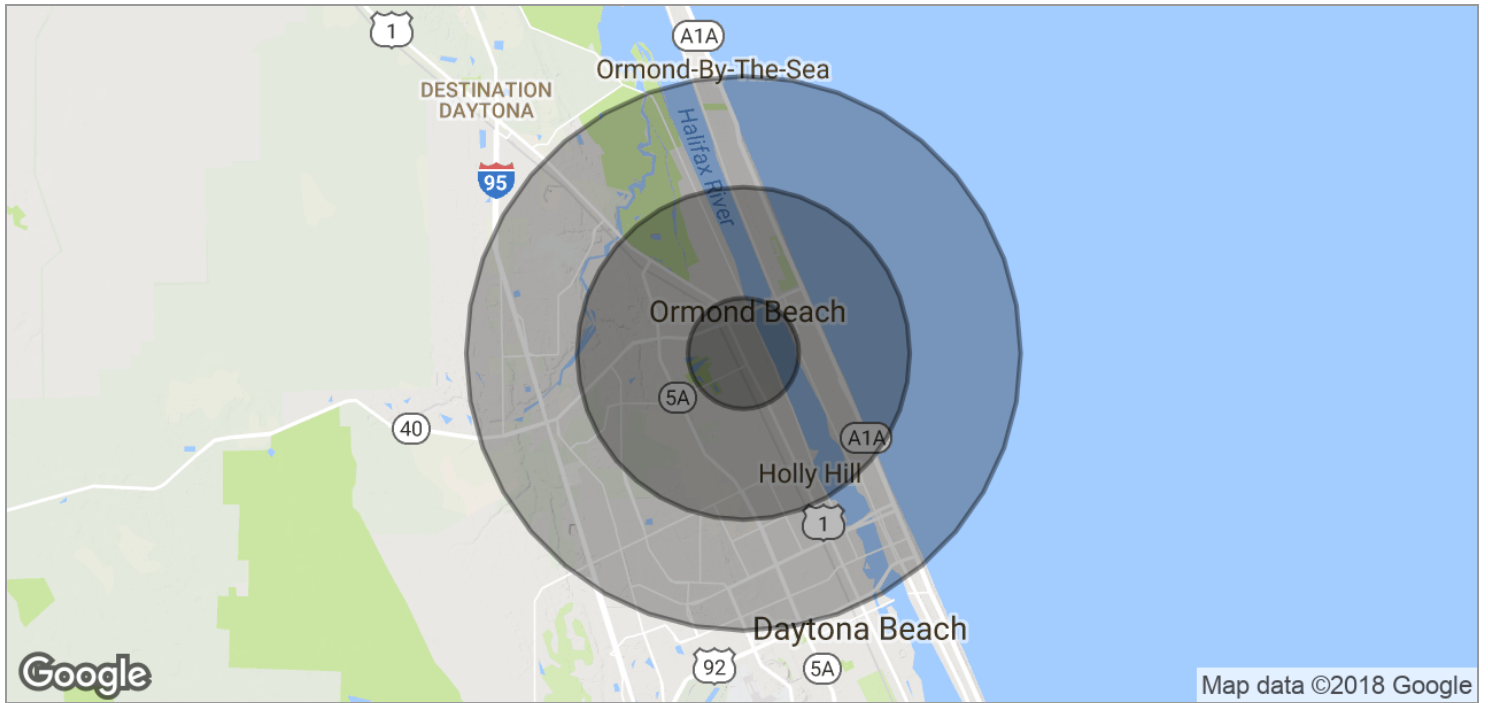
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,203	45,570	89,508
MEDIAN AGE	45.9	46.6	44.3
MEDIAN AGE (MALE)	43.3	44.3	42.6
MEDIAN AGE (FEMALE)	47.5	48.4	45.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,579	20,020	38,915
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$49,587	\$54,814	\$52,141
AVERAGE HOUSE VALUE	\$187,636	\$184,991	\$192,822



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