

# Beachside Professional Office Building | For Sale Or Lease

624 N. Wild Olive Avenue

Daytona Beach, FL 32118



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$369,000
<b>FOR LEASE:</b>	\$10.00 NNN
<b>LOT SIZE:</b>	0.26+/- Acres
<b>BUILDING SIZE:</b>	2,672 SF
<b>YEAR BUILT:</b>	1924
<b>PARCEL NO:</b>	5305-01-35-0130

## PROPERTY OVERVIEW

Beachside Professional Office Building For Sale or Lease. Built in 1924. Well Maintained with the Grandeur of Yesteryear. First Floor has an ADA Bathroom and Second Floor has Two Bathrooms with Showers. Paint and carpet in great condition. Within walking distance to Seabreeze Boulevard, Ocean Center and the Ocean [A1A]. New roof in 2010, impact glass windows throughout, new electric and plumbing, three zoned Central HVAC. Concrete parking with 8 parking spaces including 1 Handicap Space and Handicap Ramp. Beachside business district location across from 444 Seabreeze Boulevard and Wells Fargo. Plenty of on-street parking. Estimated CAM, Real Estate Taxes, and Insurance \$4.00 per SF. May be purchased with 623 N. Grandview Avenue as a bulk purchase. Ready for immediate occupancy!

## LOCATION OVERVIEW

<b>ZONING:</b>	BR-1 'Business Retail'	Located just north of Seabreeze Boulevard on the east side of Wild Olive Avenue.
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**John W. Trost, CCIM**

Principal | Senior Advisor

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# Additional Photos

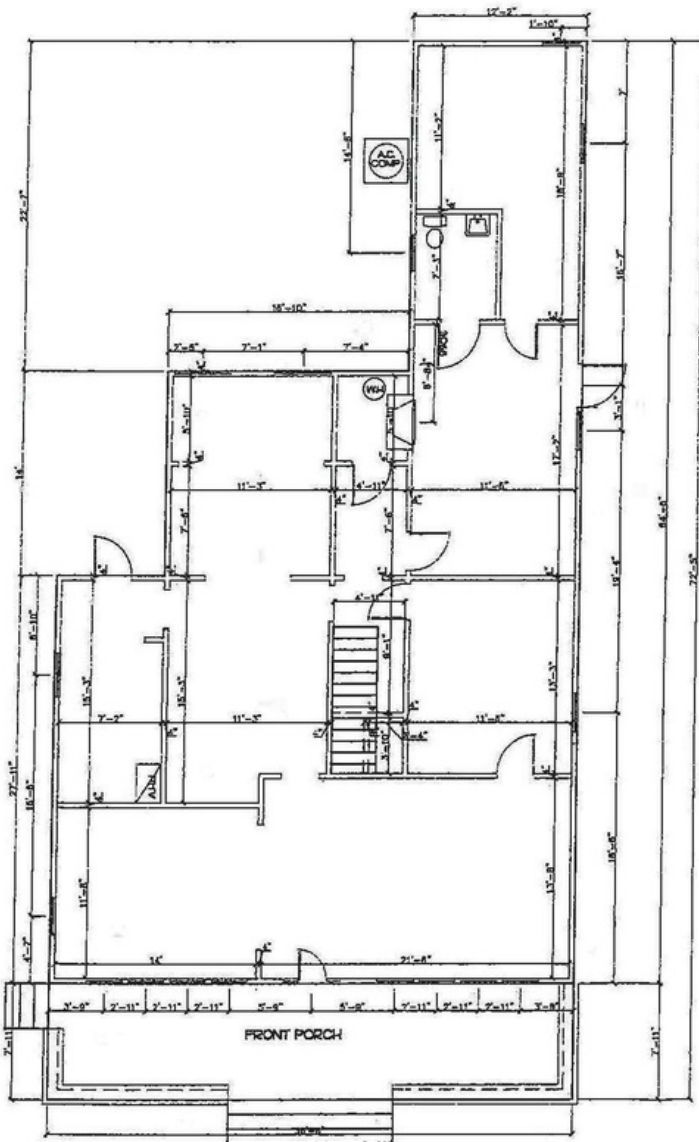


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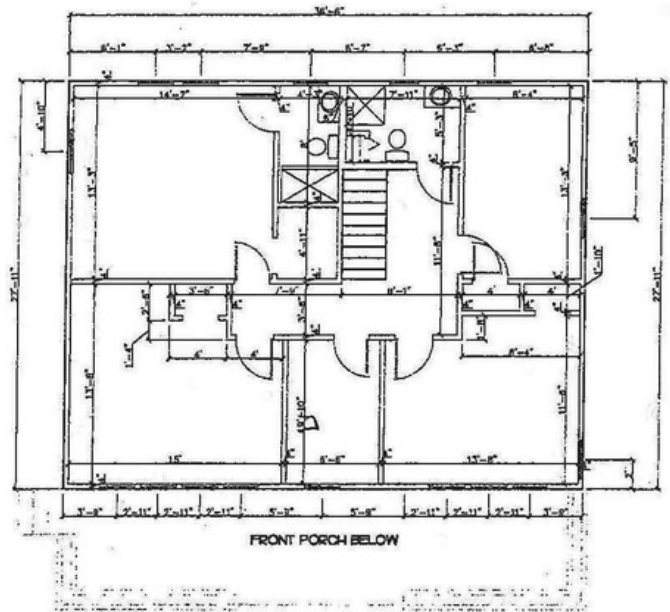


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# Floor Plan



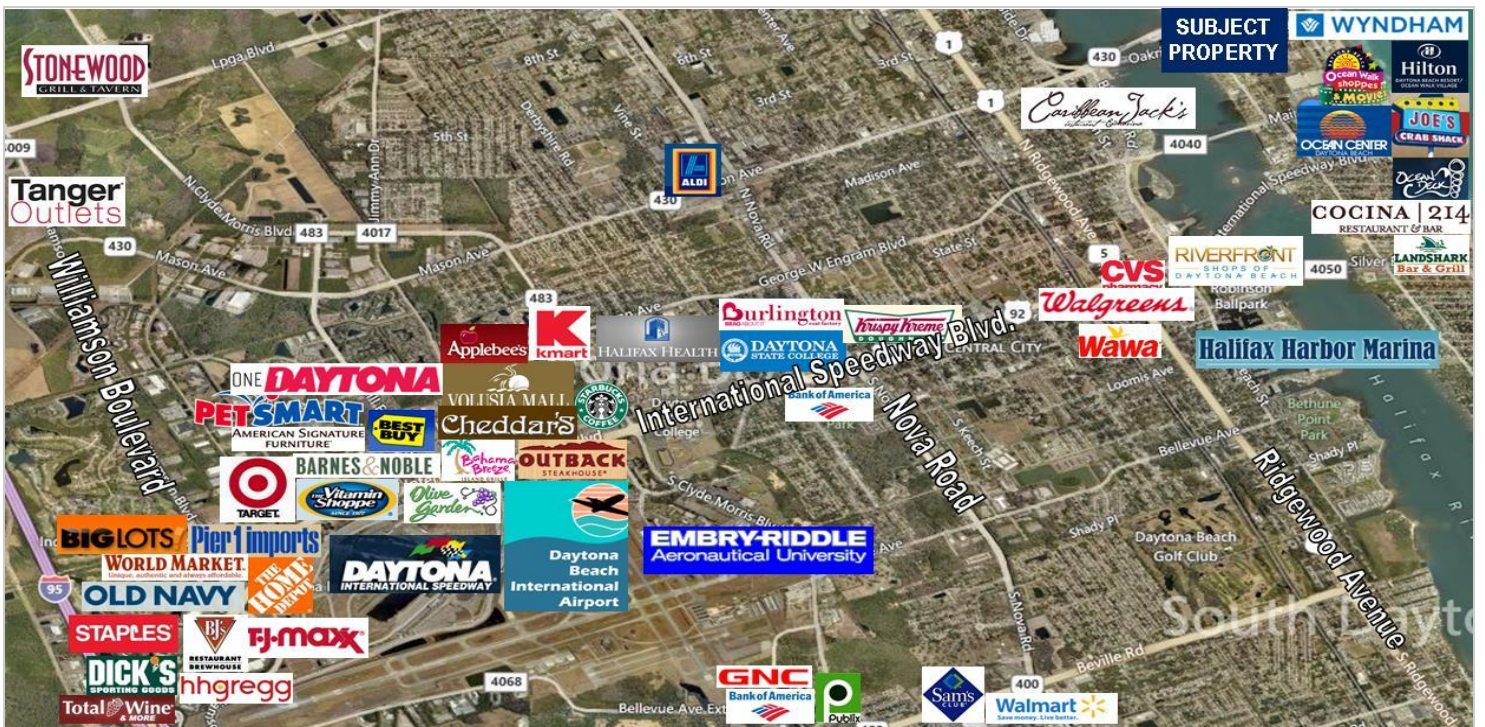
EXISTING FIRST FLOOR PLAN 1/4" = 1'0"



EXISTING SECOND FLOOR PLAN 1/4" = 1'0"



# Location Maps



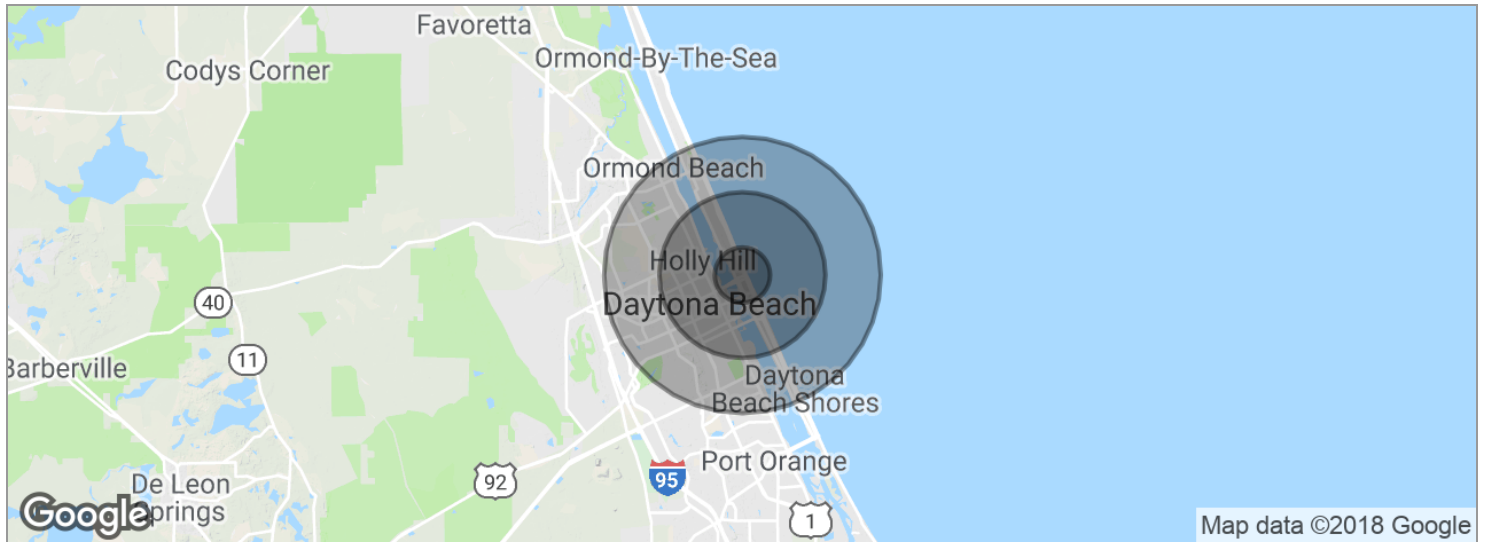
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# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,984	45,439	96,048
Median age	48.7	39.5	40.3
Median age (Male)	47.6	37.9	38.8
Median age (Female)	50.1	40.7	42.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,975	17,178	39,929
# of persons per HH	1.8	2.3	2.4
Average HH income	\$45,096	\$45,100	\$48,290
Average house value	\$252,062	\$173,032	\$176,087

\* Demographic data derived from 2010 US Census

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