

Income Producing Office Condo

305 Clyde Morris Boulevard, Unit 100
Ormond Beach, FL 32174



OFFERING SUMMARY

SALE PRICE: \$312,500

AVAILABLE SF: 1,800 SF

PARCEL NO: 4229-10-0A-0230
4229-10-0A-0240
4229-10-0A-0250
4229-10-0A-0260

YEAR BUILT: 2003

ZONING: B-10, Suburban
Boulevard

PROPERTY OVERVIEW

Small Investor Offering - 1,800 SF Office Condo.
Long term tenant since 2008.
New lease expires August 31, 2023.
\$36,842.24 Annual Rent plus increases. \$25,984.64 net rent after expenses.
8.3% Cap Rate.
Condo Association handles all building and grounds maintenance.
HVAC replaced in 2017.
Building and Monument Signage.
Great to add to your investment portfolio!

LOCATION OVERVIEW

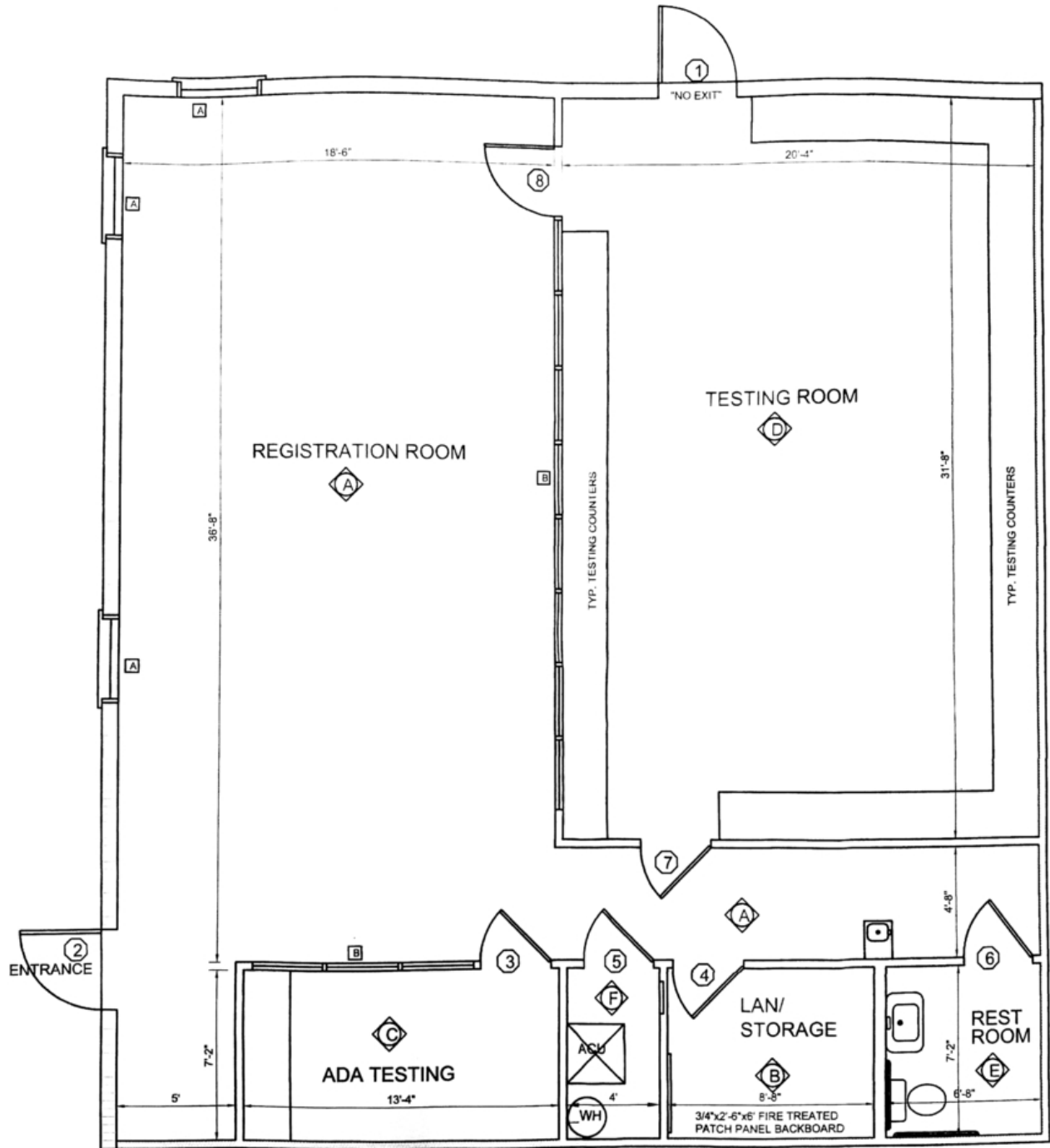
Located on the southeast corner of Clyde Morris Boulevard and Hand Avenue.
Approximately 2.4 miles to AdventHealth Daytona Beach, 2.3 miles to
Interstate 95, and 5.6 miles to Halifax Health Medical Center.

John W. Trost, CCIM
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Floor Plan

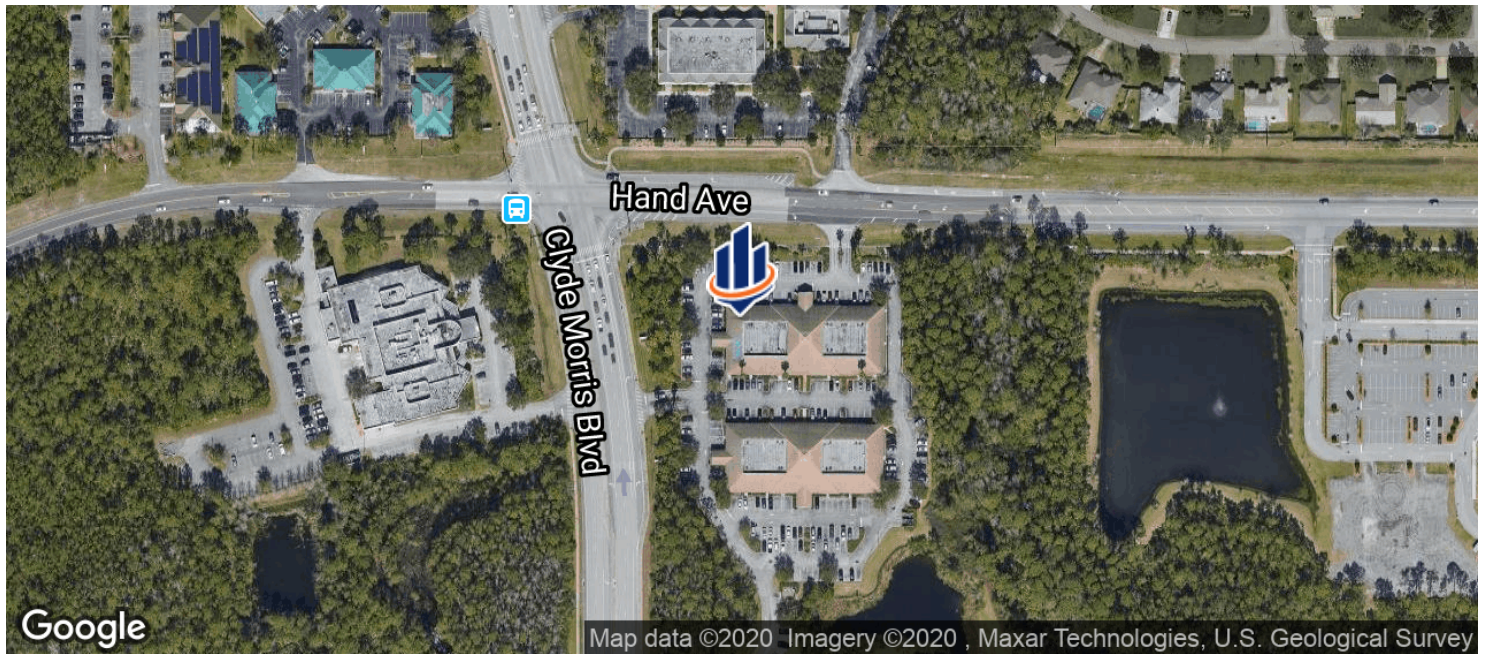


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Location Maps



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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,402	85,386	180,492
Median age	53.0	44.0	43.3
Median age (Male)	48.4	42.4	41.7
Median age (Female)	54.1	45.0	45.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,096	36,537	76,108
# of persons per HH	2.1	2.3	2.4
Average HH income	\$50,162	\$54,230	\$53,094
Average house value		\$194,930	\$206,584

* Demographic data derived from 2010 US Census

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