



SALE

# MEDICAL OFFICE BUILDING

711 Beville Road, Daytona Beach , FL 32119



## OFFERING SUMMARY

Sale Price:	\$399,000
Cap Rate:	11.33%
Lot Size:	0.34 Acres
Year Built:	1985
Building Size:	4,349 SF
Zoning:	CG
Market:	Daytona Beach
Price / SF:	\$91.75

## PROPERTY OVERVIEW

4,350 sf medical office located on well traveled Beville Road. First floor has 3,100 sf medical office and second floor has 1,250 sf of general office area with 2 private offices. CAP rate of 11.33% is actual. Proforma Cap rate 12.75%. Second floor office is currently vacant and has not been marketed - used by owner for storage. Restrooms on both floors and a separate entrance to second floor. Medical office currently leased through April 30, 2021 at \$14.58 psf NNN. Tenant is moving to a larger location and will vacate building by December 31, 2020, however will fulfill obligations under lease through April 30, 2021.

## PROPERTY HIGHLIGHTS

- Central Location
- Convenient to Halifax Health
- Easy ingress/egress
- Good Visibility

## PROPERTY WEBSITE

[Click Here](#)

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