

SMALL INVESTOR OFFERING - GULFSTREAM VILLAGE



PROPERTY DESCRIPTION

Small Investor Offering - 1,368 SF Commercial Condo in Gulfstream Village.
Lease expires August 31, 2025.
\$18,468 Annual Base Rent.
Condo Association handles all building and grounds maintenance.
9.47% Cap Rate.
Building Signage.
Great to add to your investment portfolio!
Convenient Clyde Morris Boulevard location just north of Dunlawton Avenue.
Condo Fees \$312.27 per month.
2020 Real Estate Taxes \$2,557.13.

LOCATION DESCRIPTION

Located in Gulfstream Village on the corner of Clyde Morris Boulevard and Herbert Street.

LOCATION ADDRESS

4649 S. Clyde Morris Boulevard, Unit 606
Port Orange, FL 32129

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

SALE PRICE:	\$195,000
AVAILABLE SF:	1,368 SF
PARCEL NO:	6308-29-06-6060
YEAR BUILT:	2005
TRAFFIC COUNT:	27,500 AADT
ZONING:	CC, Community Commercial

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,721	32,252	52,184
TOTAL POPULATION	10,086	69,477	115,037
AVERAGE HH INCOME	\$58,173	\$66,985	\$70,995

ADDITIONAL PHOTOS



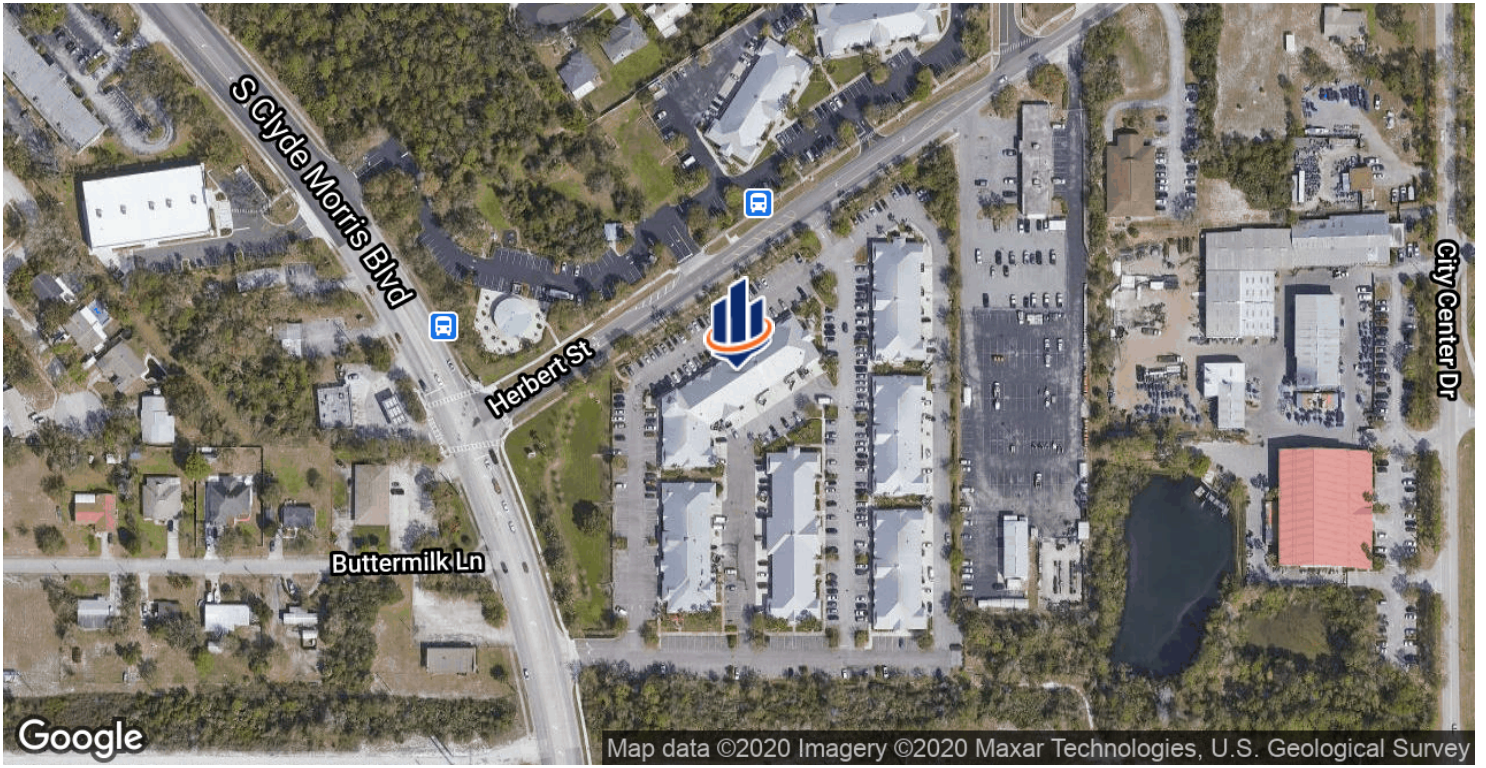
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LOCATION MAPS



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