

## COMMERCIAL CONDO FOR SALE



### PROPERTY DESCRIPTION

1,300 SF Commercial Condo For Sale in Gardens Business Center.  
Endcap unit.  
Three offices, waiting room, and break area with washer/dryer hookup.  
39+/- feet deep storage area under air.  
Rear overhead door 10' wide x 12' high.  
Condo Fees \$635.00 per Quarter.  
2020 Real Estate Taxes \$1,554.29.

### LOCATION DESCRIPTION

Located on the east side of US Highway 1 in Gardens Business Center.  
Approximate distances to:  
· 0.5 miles south of the I-95/US-1 Interchange on US Highway 1  
· 0.4 miles to the new Security First Insurance 120,000 SF office complex  
· 1 mile to Destination Daytona Complex, Bruce Rossmeyer's Harley Davidson, and Giant Recreation World

### LOCATION ADDRESS

1453 N. US Highway 1, Unit D32  
Ormond Beach, FL 32174

### JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

### OFFERING SUMMARY

SALE PRICE:	\$169,000
AVAILABLE SF:	1,300 SF
CONDO FEES:	\$635.00 per Quarter
PARCEL NO:	3136-03-0D-0320
YEAR BUILT:	2004
TRAFFIC COUNT:	22,500 AADT
ZONING:	B-8, Commerical

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	525	21,170	60,868
TOTAL POPULATION	1,158	46,127	137,771
AVERAGE HH INCOME	\$115,817	\$90,955	\$73,695

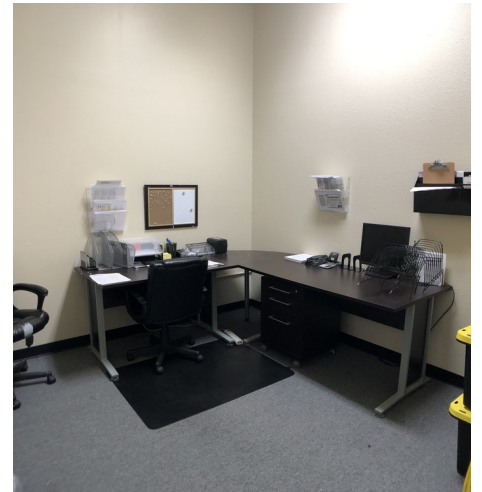
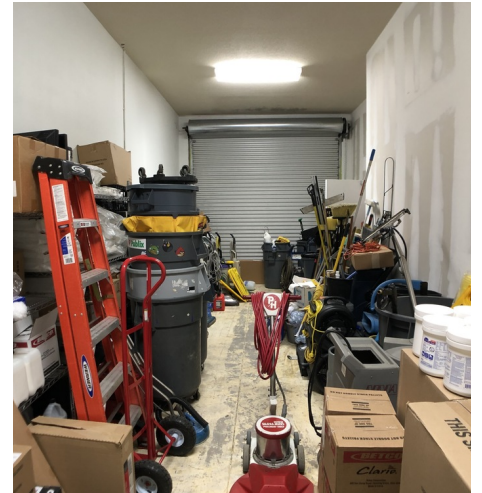
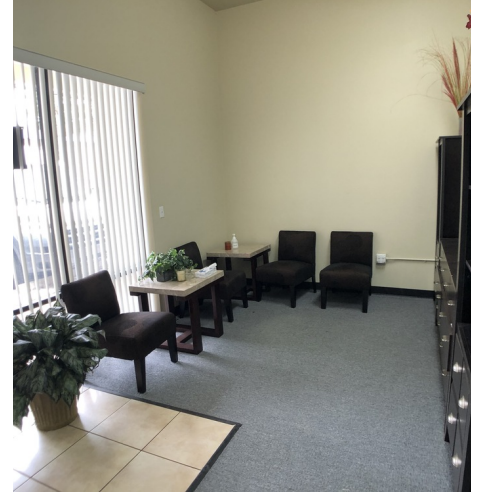
COMMERCIAL CONDO FOR SALE 1453 N. US Highway 1, Unit D32 Ormond Beach, FL 32174



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



## ADDITIONAL PHOTOS



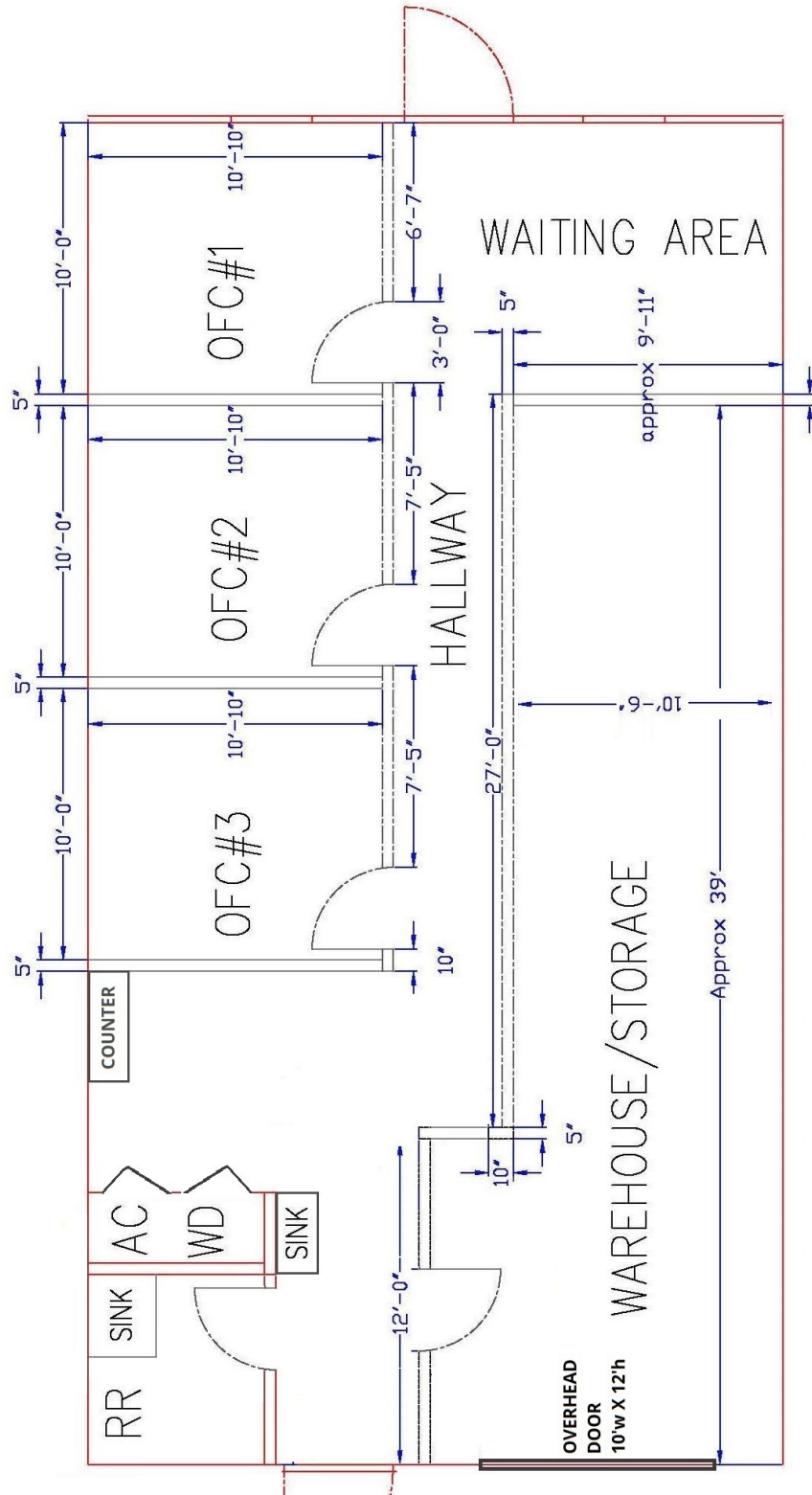
**JOHN W. TROST, CCIM**  
Principal | Senior Advisor  
O: 386.301.4581 | C: 386.295.5723  
john.trost@svn.com

**COMMERCIAL CONDO FOR SALE** 1453 N. US Highway 1, Unit D32 Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



FLOOR PLAN



JOHN W. TROST, CCIM  
 Principal | Senior Advisor  
 O: 386.301.4581 | C: 386.295.5723  
 john.trost@svn.com

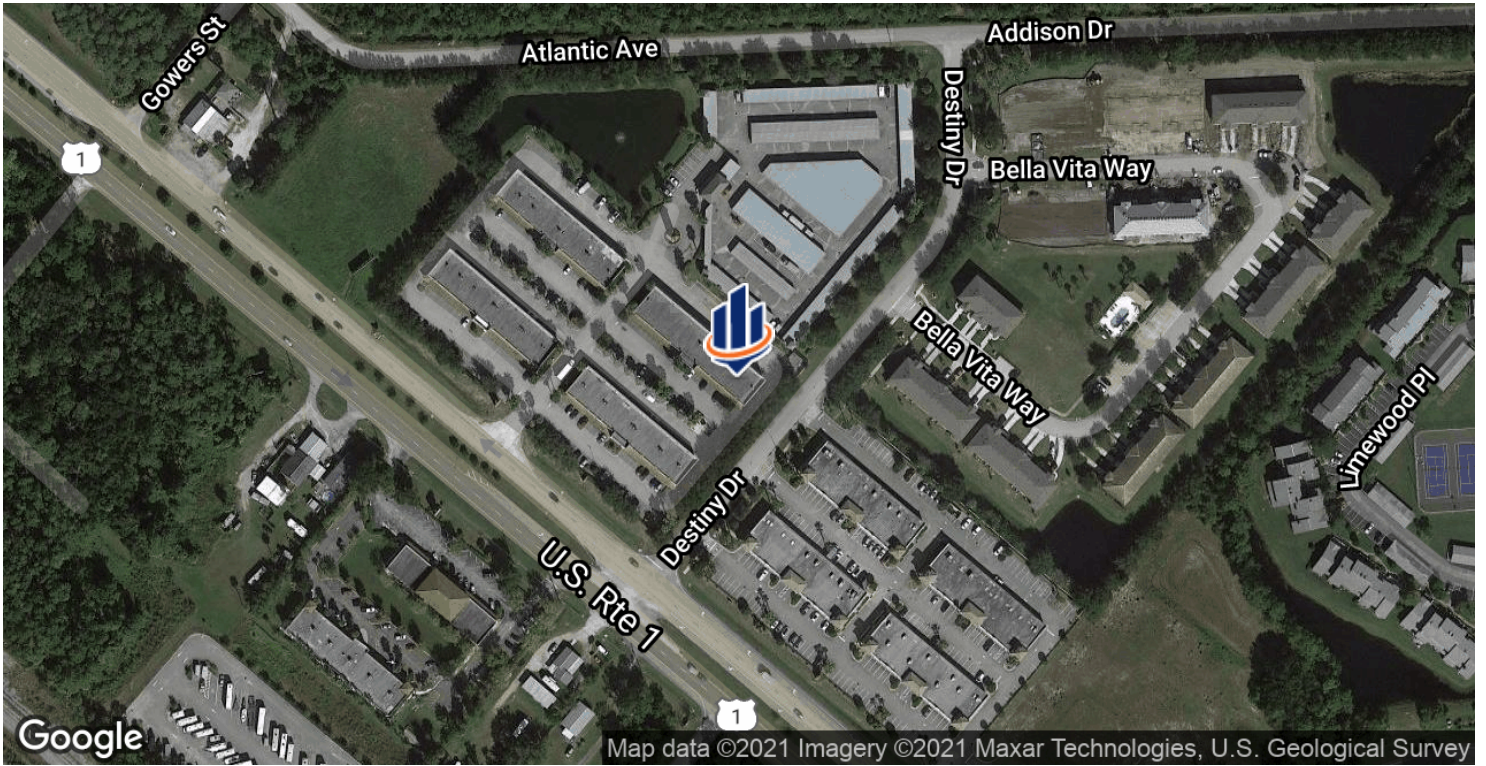
COMMERCIAL CONDO FOR SALE 1453 N. US Highway 1, Unit D32 Ormond Beach, FL 32174



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LOCATION MAP



JOHN W. TROST, CCIM  
 Principal | Senior Advisor  
 O: 386.301.4581 | C: 386.295.5723  
 john.trost@svn.com

COMMERCIAL CONDO FOR SALE 1453 N. US Highway 1, Unit D32 Ormond Beach, FL 32174



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.