

COMMERCIAL CONDO FOR SALE



PROPERTY DESCRIPTION

1,300 SF Commercial Condo For Sale in Gardens Business Center.

Inline unit with 8' doors, 5 offices, 1 bathroom, break area, and back storage room with overhead door.

Great signage on freestanding sign on US Highway 1.

Condo Fees \$635.00 per Quarter.

2019 Real Estate Taxes \$1,264.07.

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, Giant Recreation World, and WyoTech-Daytona

LOCATION ADDRESS

1457 N. US Highway 1, Unit C20
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:	\$195,000
AVAILABLE SF:	1,300 SF
CONDO FEES:	\$635.00 per Quarter
PARCEL NO:	3136-03-0C-0200
YEAR BUILT:	2004
TRAFFIC COUNT:	23,500 AADT
ZONING:	B-8, Commercial

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	495	21,170	60,868
TOTAL POPULATION	1,158	46,127	137,771
AVERAGE HH INCOME	\$115,817	\$90,955	\$73,695

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ADDITIONAL PHOTOS



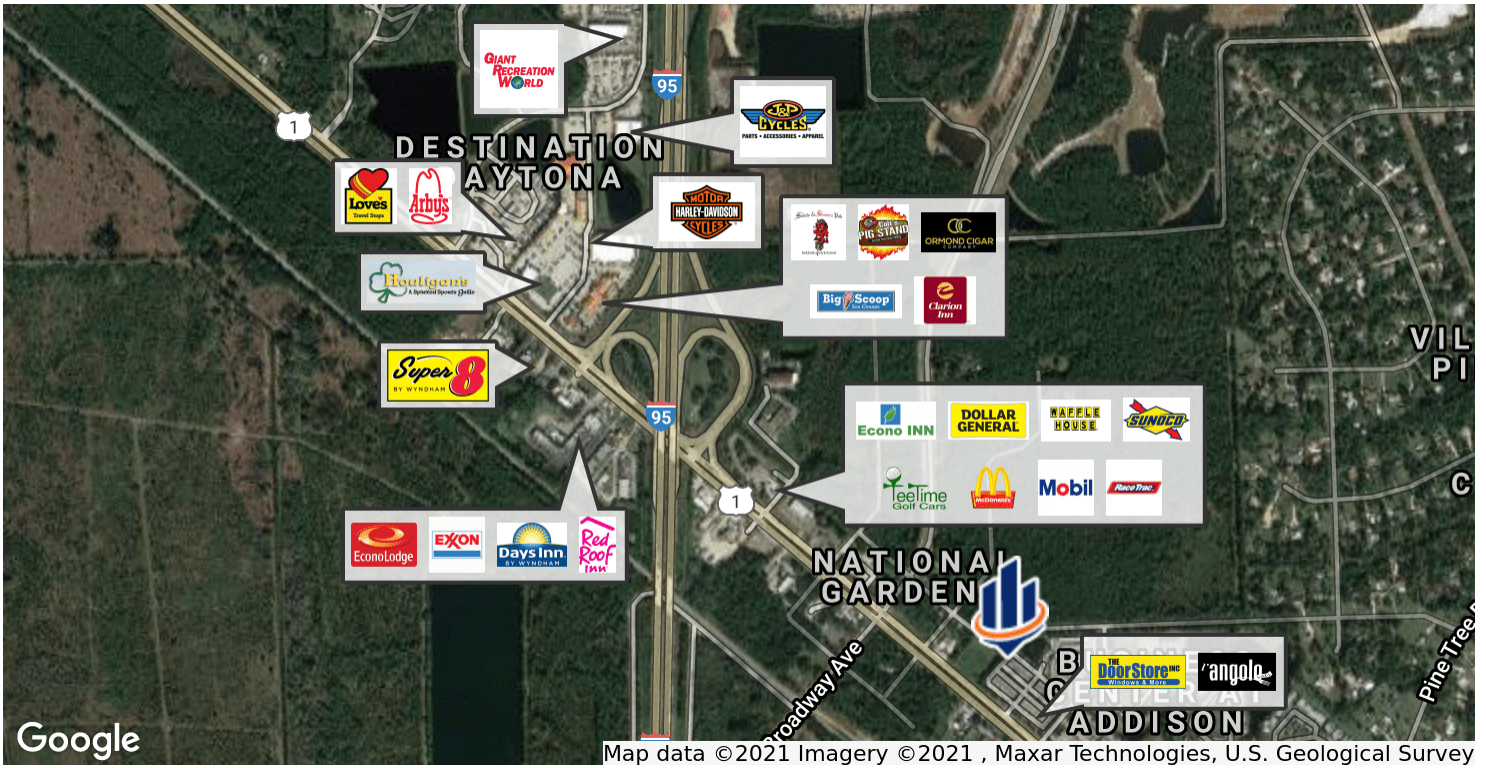
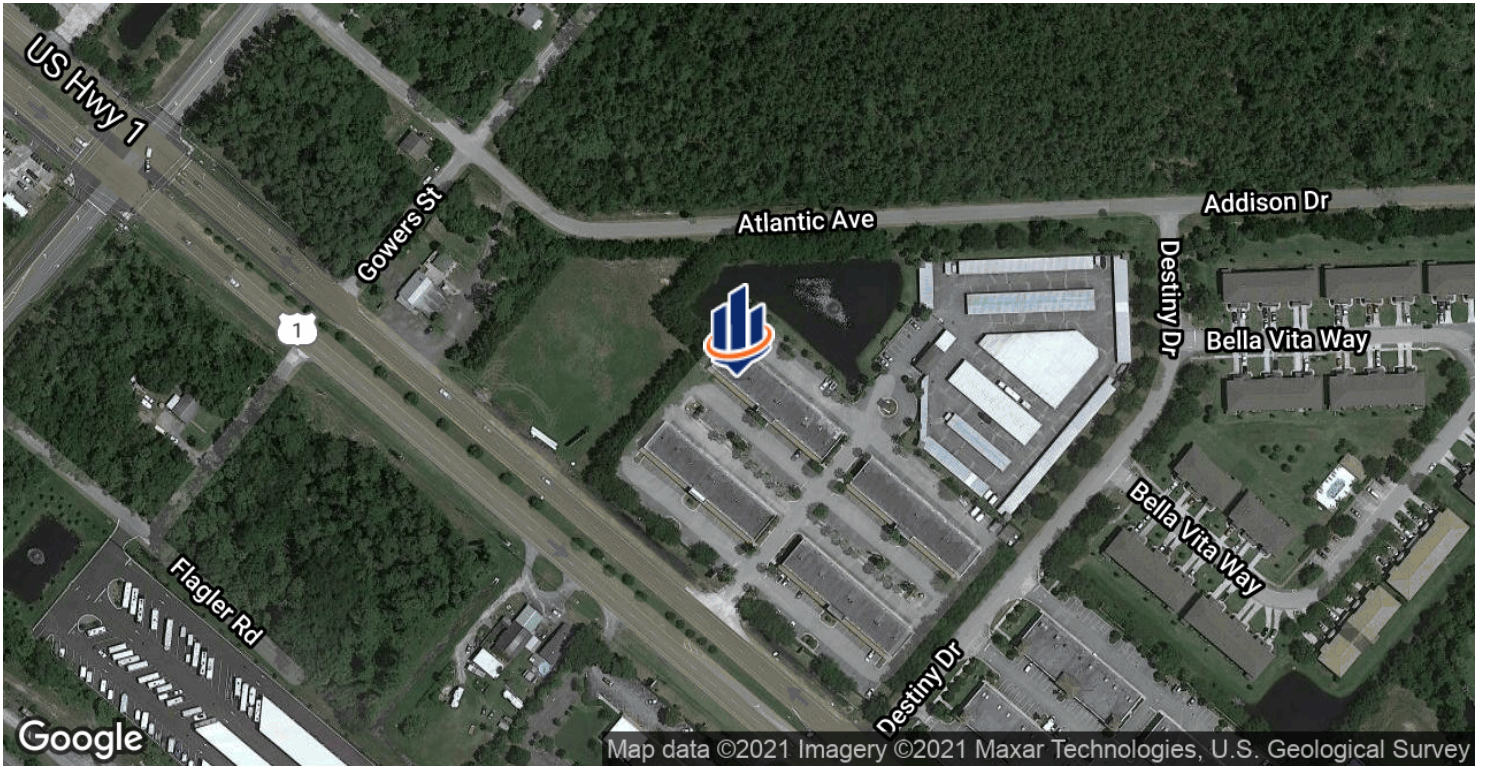
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LOCATION MAP



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