

2/2 HOUSE + 720 SF GARAGE | PORT ORANGE



PROPERTY DESCRIPTION

2/2 House plus a 720 SF Detached, Block Garage For Sale.

The House is 1,223 SF built in 1914 and the Garage is 720 SF built in 1999.

Updated interior, well maintained.

Live/Work Opportunity.

Ridgewood Development zoning.

Approximately 1 mile south of the RIVERWALK mixed use project with 270 MF Units planned and 17,000 SF FYSH BAR AND GRILL now under construction.

LOCATION DESCRIPTION

Located on the west side of Ridgewood Avenue (US Highway 1) approximately 1 mile south of Dunlawton Avenue.

LOCATION ADDRESS

5104 S. Ridgewood Avenue
Port Orange, FL 32127

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

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OFFERING SUMMARY

SALE PRICE: \$250,000

LOT SIZE: 0.23+/- Acres

BUILDING SIZE: House 1,223 SF
Detached Garage 720 SF
Total 1,943 SF

PARCEL NO: 6310-12-08-0060

TRAFFIC COUNT: 20,200 AADT

ZONING: RD, Ridgewood Development

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS | 2,449 | 18,934 | 41,449 |
| TOTAL POPULATION | 5,042 | 42,927 | 93,309 |
| AVERAGE HH INCOME | \$42,754 | \$54,317 | \$56,101 |

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ADDITIONAL PHOTOS



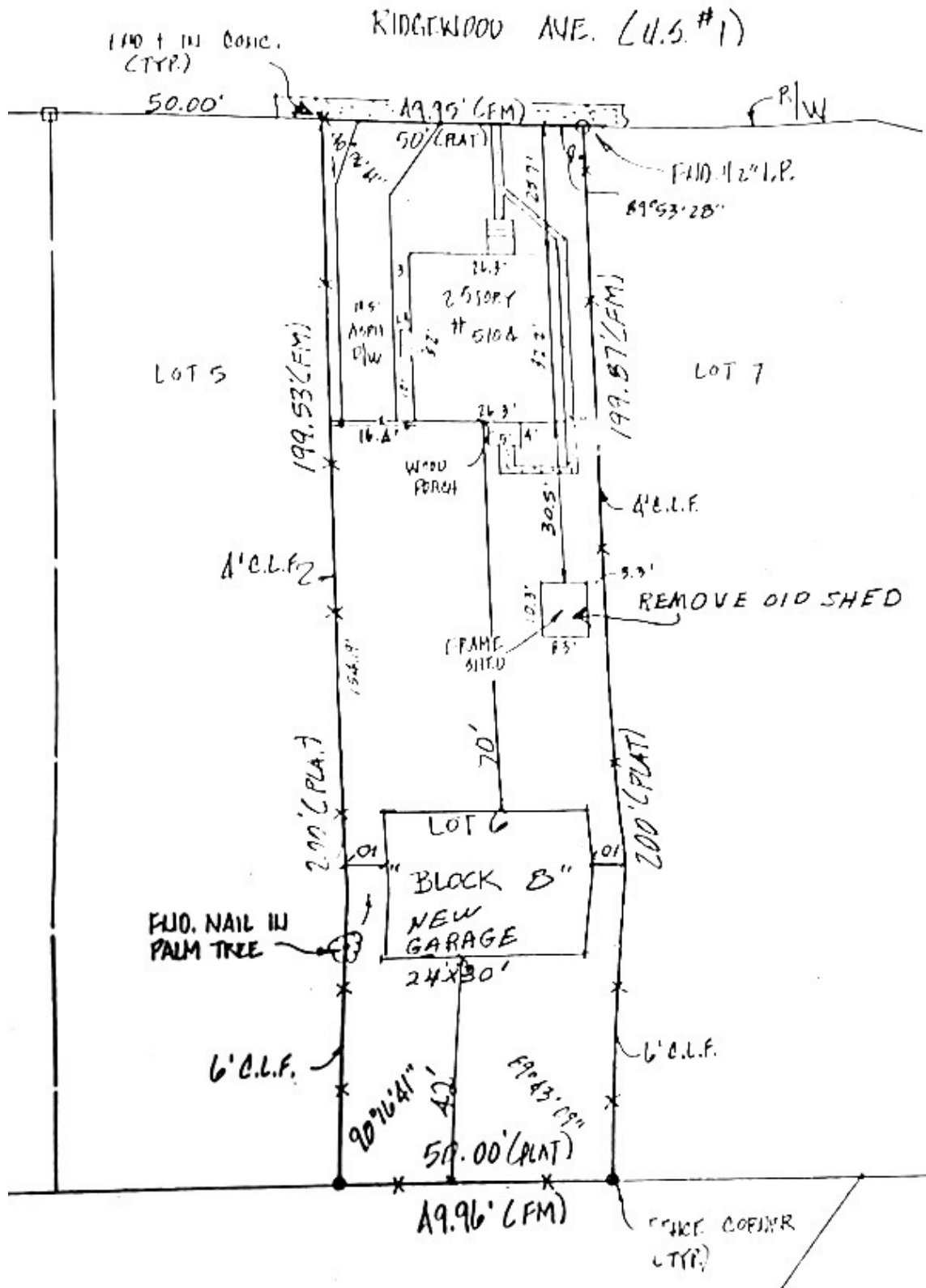
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SURVEY



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LOCATION MAP



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