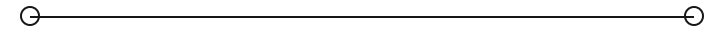


SALE / LEASE

Daytona Office/Tourist/Retail - 3,608 SF

609 S RIDGEWOOD AVE

Daytona Beach, FL 32114



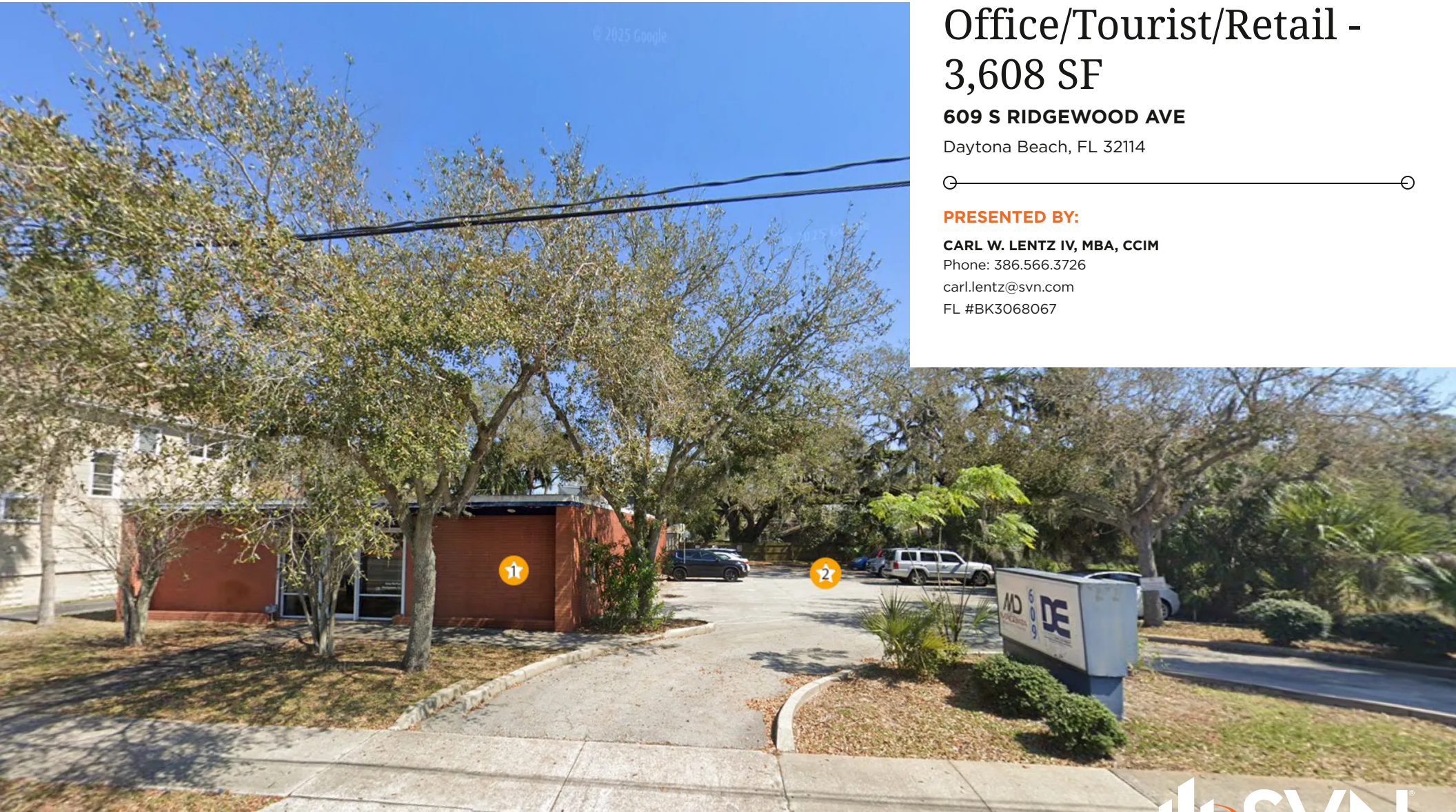
PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

Phone: 386.566.3726

carl.lentz@svn.com

FL #BK3068067



PROPERTY SUMMARY



VIDEO

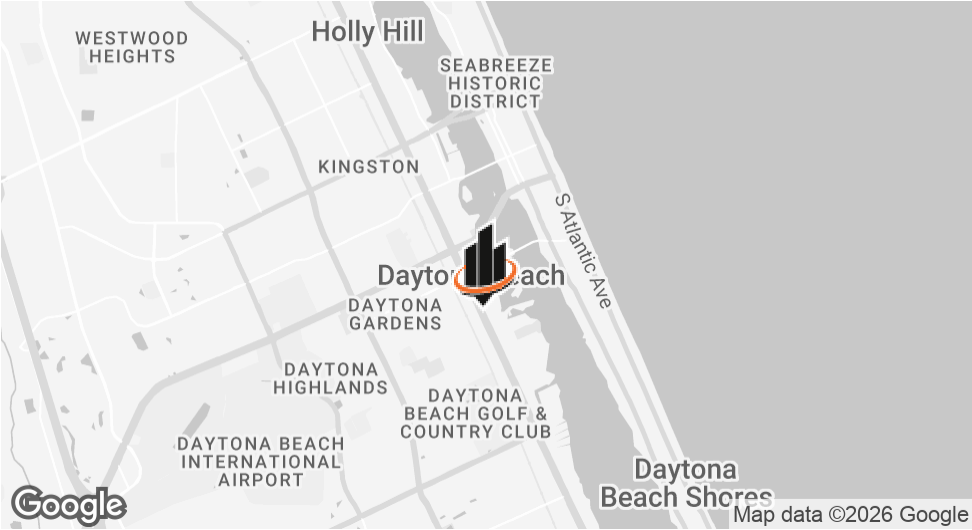
OFFERING SUMMARY

SALE PRICE:	\$427,500
LEASE RATE:	\$12 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	3,608 SF
LOT SIZE:	0.37 Acres
BUILDING SIZE:	3,608 SF

CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

DAYTONA OFFICE/TOURIST/RETAIL - 3,608 SF | 609 S Ridgewood Ave Daytona Beach, FL 32114

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.



PROPERTY DESCRIPTION

2 Parcels-609 & 615 South Ridgewood Avenue
Concrete Block Construction - 2 Large Open Areas
Front Reception Area - 5 Private Offices - 2 Baths
Break Area / Kitchen - Racks/Furniture Included
Roof - 7 Years Old
T-2 Daytona Beach Zoning - Office / Retail / Restaurant
Professional Services Allowed / Adult Day Care / Child Care
Medical-Dental / School / Animal Grooming
For Lease or For Sale - Lease W/Option Considered
NNNs at +/- \$4.25/SF/Year



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

DAYTONA OFFICE/TOURIST/RETAIL - 3,608 SF | 609 S Ridgewood Ave Daytona Beach, FL 32114

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



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

DAYTONA OFFICE/TOURIST/RETAIL - 3,608 SF | 609 S Ridgewood Ave Daytona Beach, FL 32114

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



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

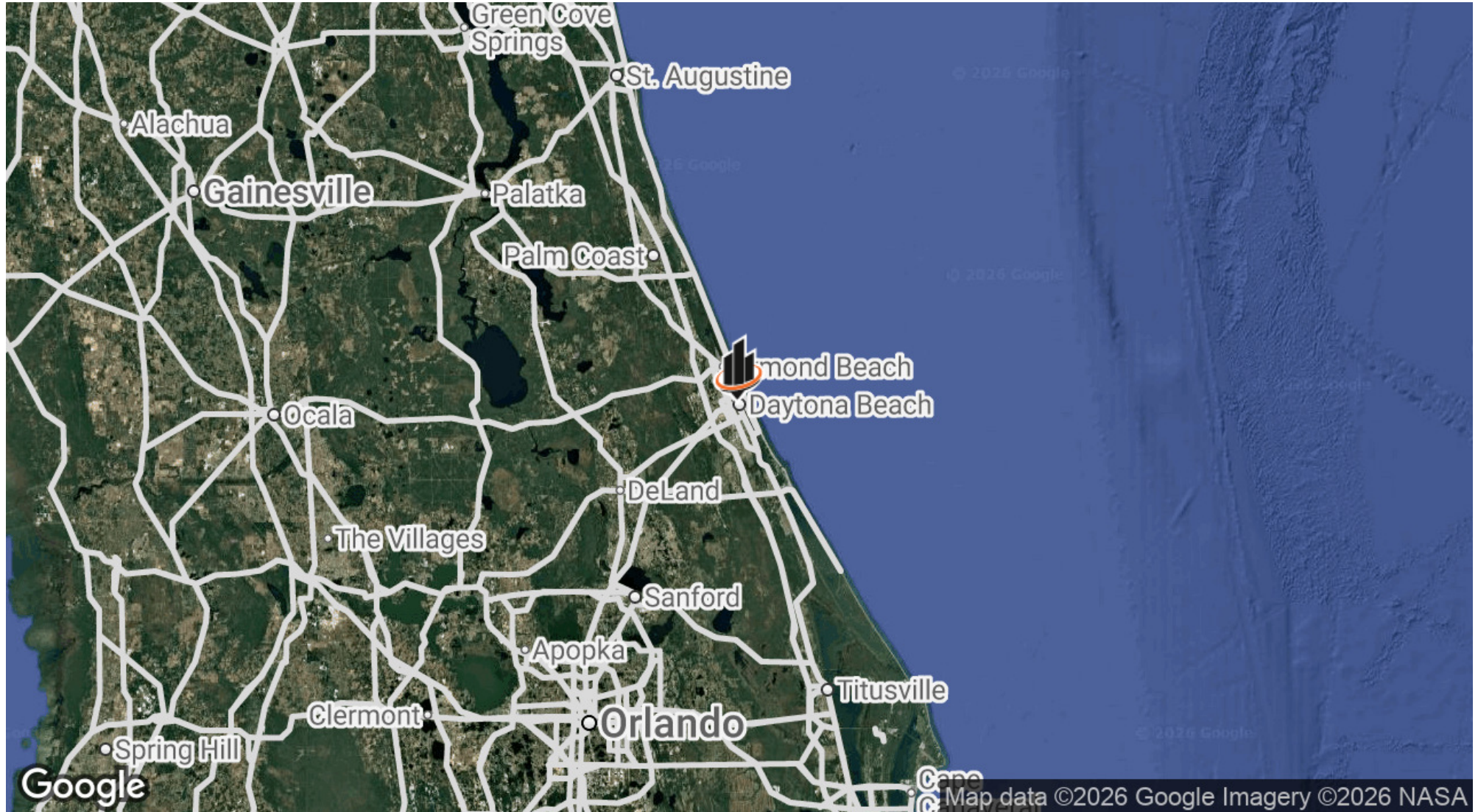
FL #BK3068067

DAYTONA OFFICE/TOURIST/RETAIL - 3,608 SF | 609 S Ridgewood Ave Daytona Beach, FL 32114

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



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

DAYTONA OFFICE/TOURIST/RETAIL - 3,608 SF | 609 S Ridgewood Ave Daytona Beach, FL 32114

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.

