

**FOR
LEASE**

Freestanding Retail Building

**1035 S. VOLUSIA AVE
ORANGE CITY, FL 32763**



CONTACT

Vincent F. Wollé, CCIM, SIOR
407.448.1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers

365 International Parkway
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

PROPERTY FEATURES

- 4,756 SF Freestanding Building
- 100% AC Showroom (2,500 SF+/-)
- .25 Acre Site Zoned Commercial (Orange City) with cross access and parking.
- Roof, Paint, Lighting, upgrades in 2026
- Located in HW 17-92 (Volusia Ave) surrounded by retail users including banks, restaurants, service users, and lodging
- Owner may amortize improvements over the lease term for a credit tenant.
- OPEX is \$4.99 (2026)

Lease Rate: \$15.00 Absolute NNN

(\$5,945.00 Base + \$1,977.70 NNN = \$7,922.70 Gross)

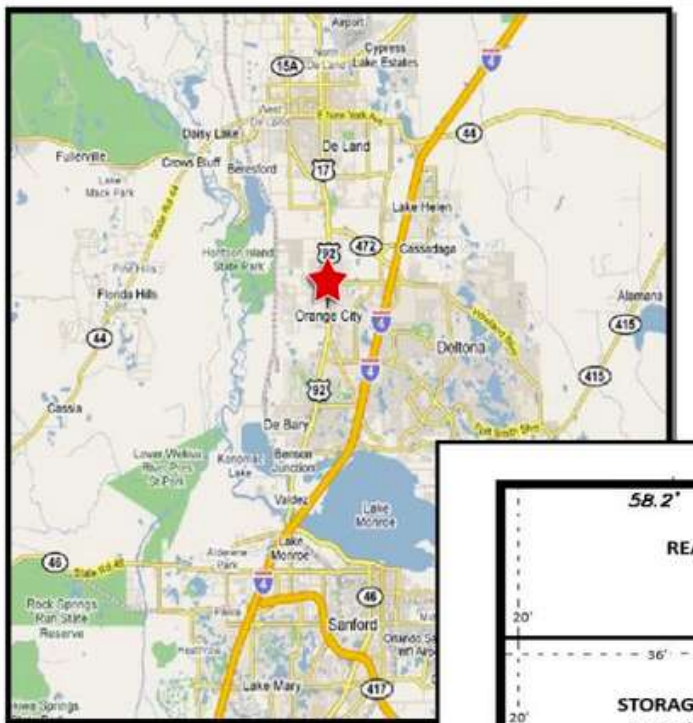
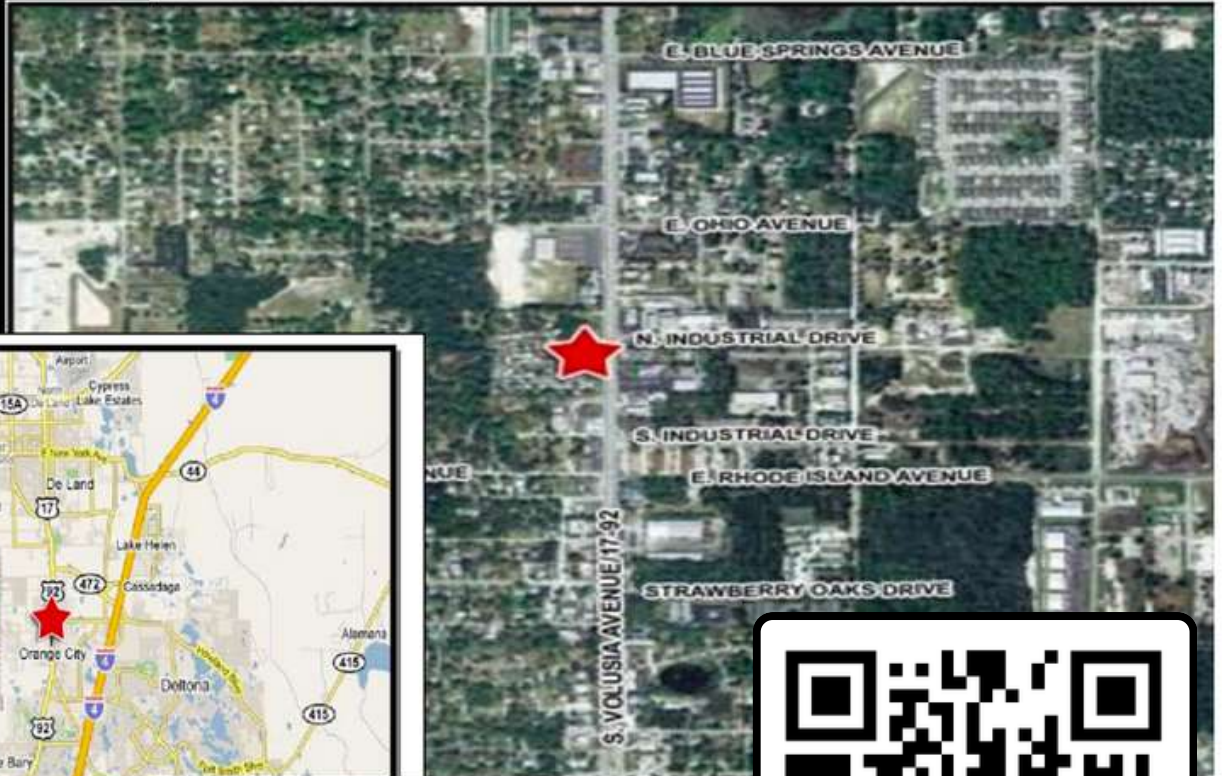
5 Year Minimum Lease Terms

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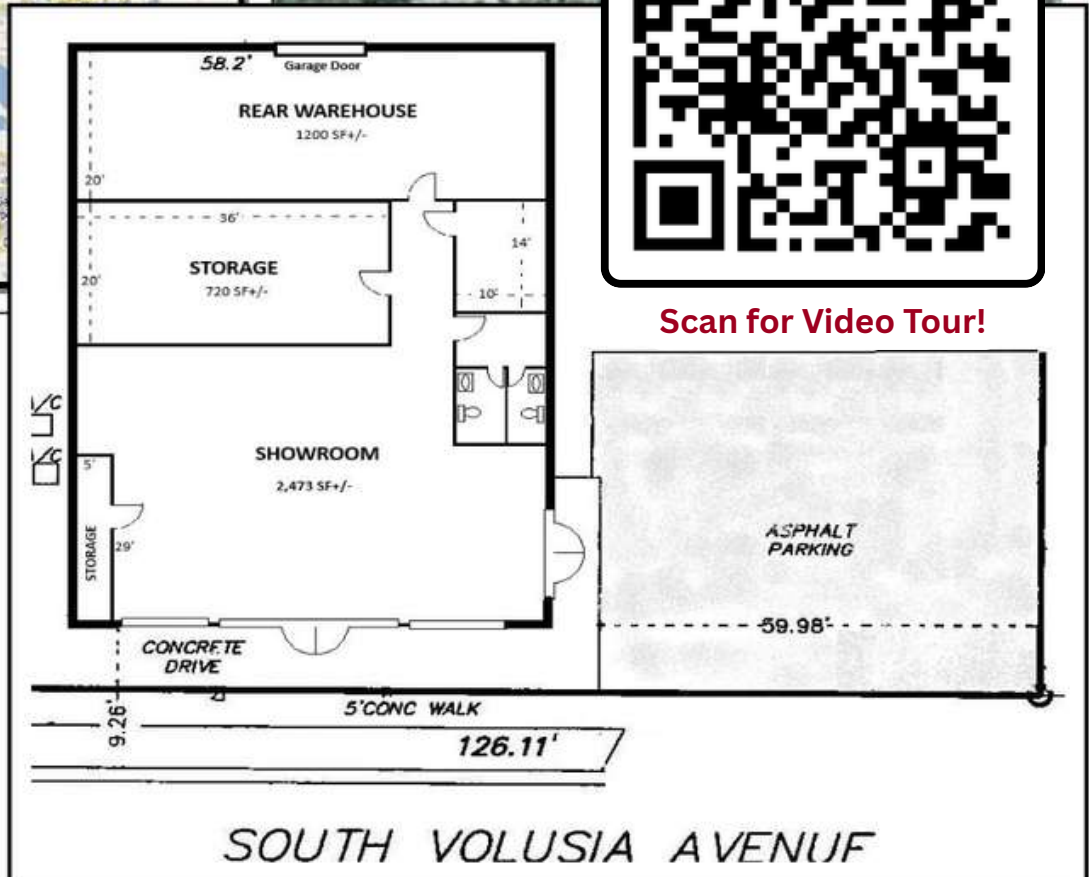
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Scan for Video Tour!



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